

NEW APPLICATION
JOHNSON UTILITIES, L.L

5230 East Shea Boulevard * Scottsdale, Arizona 852
PH: (480) 998-3300; FAX: (480) 483-7908



0000135955

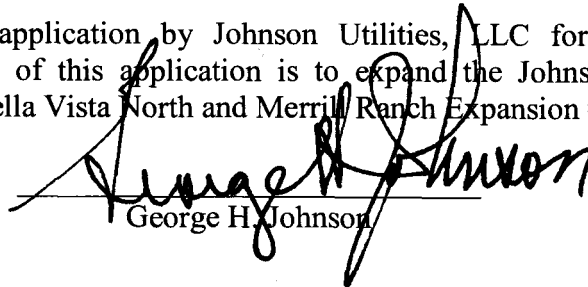
ORIGINAL

6 April 2012

Docket Control Center
Arizona Corporation Commission
1200 W. Washington St.
Phoenix, Arizona

WS-02987A-12-0136

Attached is an application by Johnson Utilities, LLC for a water CC&N Expansion. The purpose of this application is to expand the Johnson Utilities, LLC service area to include Bella Vista North and Merrill Ranch Expansion #1.


George H. Johnson

Arizona Corporation Commission
DOCKETED

APR - 6 2012

DOCKETED BY	nr
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AZ CORP COMMISSION
DOCKET CONTROL

2012 APR - 6 P 4: 43

RECEIVED

- K. List the legal name and mailing address of each other utility in which the applicant has an ownership interest:

N/A

- L. Provide a compliance status report from the Arizona Department of Environmental Quality ("ADEQ"), dated no more than 30 days of the CC&N extension application, for each water and wastewater systems as identified by a separate ADEQ Public Water & Wastewater System Identification number.

(See Attachment #2 – Sewer and Attachment #3 – Water)

Attach a legal description of the requested service area, expressed in terms of **CADASTRAL** (quarter section description) or **Metes and Bounds** survey. References to parcels and dockets will not be accepted.

(See Attachment #4 – Bella Vista North and Attachment #5 – Merrill Ranch)

Attach a detailed map using the form provided as Attachment "B". Shade and outline the area requested. Also, indicate any other utility within the general area using different colors.

(See Attachment #4 – Bella Vista North and Attachment #5 – Merrill Ranch)

- M. List the name of each county in which the requested extension area is located and a description of the area's location in relation to the closest municipality, which shall be named:

The entire extension is within Pinal County.

The Bella Vista North Expansion is 3.7 miles from the Town of Queen Creek and .7 miles from the Town of Florence.

The Merrill Ranch Expansion #1 is within the limits of the Town of Florence..

- N. Attach a complete description of the facilities proposed to be constructed, including a preliminary engineering report with specifications in sufficient detail to describe each water system and the principal components of each water system (e.g., source, storage, transmission lines, distribution lines, etc.) to allow verification of the estimated costs provided under R14-2-402 subsection (B)(5)(o) and verification that the requirements of the Commission and the Arizona Department of Environmental Quality can be met.

(See Attachment #6)

- O. Provide the estimated total construction cost of the proposed offsite and onsite facilities, including documentation to support the estimates, and an explanation of how the construction will be financed, such as through debt, equity, advances in aid of construction, contributions in aid of construction, or a combination thereof.

(See Attachment #7)

- P. Explain the method of financing utility facilities. Refer to the instructions, item no. 7. (Use additional sheets if necessary):

The construction of the additional utility facilities needed to serve the area covered by this Application will be financed primarily by advances in aid of construction and hook-up fees in accordance with Commission regulations and Johnson Utilities applicable tariffs, as well as pursuant to the terms of any main extension agreements between Johnson Utilities, and property owners. A copy of all fully executed main extension agreements for water facilities between parties shall be filed with the Commission in support of this Application when completed.

Attach financial information in a format similar to Attachment "C". Include current assets and liabilities, an income statement, estimated revenue and expenses and the estimated value of the applicant's utility plant in service for the first five years following approval of the application.

(See Attachment #8)

Estimated value of plant in service after 5 years = \$1,319,140.00

- S. Provide a detailed description of the proposed construction timeline for facilities with estimated starting and completion dates and, if construction is to be phased, a description of each separate phase of construction.

(See Attachment #9)

- T. Provide a copy of any requests for service from persons who own land within the proposed extension area, which shall identify the applicant by name.

(See Attachment #10 from Southwest Value Partners; Bella Sierra, LLC; and BVF Opportunity, LLC & BVF Land, LLC. This application will be supplemented at a later date with a Request for Service from Pantano Development.)

- U. Provide maps of the proposed extension area identifying:

1. The boundaries of the area, with the total acreage noted; *(See Attachment #11)*
2. The land ownership boundaries within the area, with the acreage of each separately owned parcel within the area noted; *(See Attachment #11)*
3. The owner of each parcel within the area; *(See Attachment #11)*

4. Any municipality corporate limits that overlap with or are within five miles of the area; *(See Attachment #12)*
5. The service area of any public service corporation, municipality, or district currently providing water or wastewater service within one mile of the area, with identification of the entity providing service and each type of service being provided; *(See Attachments #4 and #5)*
6. The location within the area of any known water service connections that are already being provided service by the applicant; *None*
7. The location of all proposed developments within the area; *(BVF Master Plan and Merrill Ranch Master Plan)*
8. The proposed location of each water system and the principal components described in R14-2-402 subsection (B) (5) (n); *(BVF will be part of the 11-128 water system; MR will be part of the 11-136 water system)*
9. The location of all parcels for which a copy of a request for service has been submitted. *(See Attachments #4, and #5) All parcels have requests for service. Pantano Development, LLC has requested service, which will be filed separately in the docket.*

V. Provide a copy of each notice to be sent, as required, to a municipal manager or administrator.

A letter from the Town of Florence requesting Johnson Utilities' service to Merrill Ranch's portion of the application will be filed separately in the docket.

W. A copy of each notice sent, as required, to a landowner not requesting service. *N/A*

X. For each landowner not requesting service, provide either the written response received from the landowner or, if no written response was received, a description of the actions by the applicant to obtain a written response.

All owners have requested service; however, Johnson Utilities is waiting for a request in writing from Pantano Development.

Y. Attach proposed Tariffs using either the water or sewer format of Attachment "D", unless the Utilities Division, prior to the filing of this application, approves another form.

(See Attachment #13)

Attach the following permits (if any of these permits have not yet been obtained, please provide the status of their application):

1. The franchise from either the City or County for the area requested.

(See Attachment #14)

ARIZONA CORPORATION COMMISSION

APPLICATION FOR AN EXTENSION CERTIFICATE OF CONVENIENCE AND NECESSITY

WATER AND/OR SEWER

- A. The legal name, mailing address and telephone number of the Applicant (Company) is:

JOHNSON UTILITIES, LLC
5230 E SHEA BLVD, SUITE 200
SCOTTSDALE AZ 85254
(480) 998-3300

- B. If the applicant operates under a "d.b.a." or under a name other than the Applicant (Company) name listed above, specify:

N/A

- C. List the full name, mailing address and telephone number of the management contact:

GEORGE H. JOHNSON
(See "A")

- D. List the full name, mailing address and telephone number of the attorney for the Applicant:

JEFFREY W CROCKETT
BROWNSTEIN HYAT FARBER SCHREK
1 E WASHINGTON, SUITE 2400
PHOENIX AZ 85004
(602) 382-4062

- E. List the full name, mailing address and telephone number of the operator certified by the Arizona Department of Environmental Quality who is or will be working for the Applicant:

GREGORY BROWN
(See "A")

F. List the full name, mailing address and telephone number of the on-site manager of the utility:

KENNY WATKINS, GENERAL MANAGER
(See "A")

G. The Applicant is a:

<input type="checkbox"/> Corporation: <input type="checkbox"/> "C", <input type="checkbox"/> "S", <input type="checkbox"/> Non-Profit <input type="checkbox"/> Arizona, <input type="checkbox"/> Foreign	<input type="checkbox"/> Partnership <input type="checkbox"/> Limited, <input type="checkbox"/> General <input type="checkbox"/> Arizona, <input type="checkbox"/> Foreign
<input type="checkbox"/> Sole Proprietorship	<input checked="" type="checkbox"/> Limited Liability Company (LLC)
<input type="checkbox"/> Other (Specify)	

H. If Applicant is a corporation:

1. List full names, titles and mailing addresses of all Officers and Directors:

Officers

N/A

Directors

N/A

2. Attach a copy of the corporation's "Certificate of Good Standing" issued by the Corporation's Division of the Arizona Corporation Commission. *N/A*

3. Attach a certified copy of the Articles of Incorporation. *N/A*

4. Attach a certified copy of the corporation's By-Laws. *N/A*

5. If a for-profit corporation, indicate the number of shares of stock authorized for issue:
N/A

6. If stock has been issued, indicate the number of shares issued and date of issue: *N/A*

I. If the Applicant is a partnership:

1. List the full name and mailing address of the general partners: *N/A*

2. List the full name, address and telephone number of the managing partners: *N/A*

3. Attach a copy of the Partnership's Articles of Partnership. *N/A*

• If the Applicant is a foreign limited partnership, provide a copy of the Partnership's "Certificate of Registration" filed with the Arizona Secretary of State. *N/A*

J. If the Applicant is a Limited Liability Company:

1. List the full name and mailing address of all the Applicant's managers or, if management is reserved to the members, the Applicant's members:

GEORGE H JOHNSON
(See "A")

2. Attach a copy of the Articles of Organization.

(See Attachment #1)

K. List the legal name and mailing address of each other utility in which the applicant has an ownership interest: *N/A*

L. Provide a compliance status report from the Arizona Department of Environmental Quality ("ADEQ"), dated no more than 30 days of the CC&N extension application, for each water and wastewater systems as identified by a separate ADEQ Public Water & Wastewater System Identification number.

(See Attachment #2 – Sewer and Attachment #3 – Water)

Attach a legal description of the requested service area, expressed in terms of **CADASTRAL** (quarter section description) or **Metes and Bounds** survey. References to parcels and docket numbers will not be accepted.

(See Attachment #4 – Bella Vista North and Attachment #5 – Merrill Ranch)

Attach a detailed map using the form provided as Attachment "B". Shade and outline the area requested. Also, indicate any other utility within the general area using different colors.

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The Merrill Ranch Expansion #1 is within the limits of the Town of Florence..

- N. Attach a complete description of the facilities proposed to be constructed, including a preliminary engineering report with specifications in sufficient detail to describe each water system and the principal components of each water system (e.g., source, storage, transmission lines, distribution lines, etc.) to allow verification of the estimated costs provided under R14-2-402 subsection (B)(5)(o) and verification that the requirements of the Commission and the Arizona Department of Environmental Quality can be met.

(See Attachment #6)

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(See Attachment #7)

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Attach financial information in a format similar to Attachment "C". Include current assets and liabilities, an income statement, estimated revenue and expenses and the

estimated value of the applicant's utility plant in service for the first five years following approval of the application.

(See Attachment #8)

Estimated value of plant in service after 5 years = \$1,319,140.00

- S. Provide a detailed description of the proposed construction timeline for facilities with estimated starting and completion dates and, if construction is to be phased, a description of each separate phase of construction.

(See Attachment #9)

- T. Provide a copy of any requests for service from persons who own land within the proposed extension area, which shall identify the applicant by name.

(See Attachment #10 from Southwest Value Partners; Bella Sierra, LLC; and BVF Opportunity, LLC & BVF Land, LLC. This application will be supplemented at a later date with a Request for Service from Pantano Development.)

- U. Provide maps of the proposed extension area identifying:

1. The boundaries of the area, with the total acreage noted; ***(See Attachment #11)***
2. The land ownership boundaries within the area, with the acreage of each separately owned parcel within the area noted; ***(See Attachment #11)***
3. The owner of each parcel within the area; ***(See Attachment #11)***
4. Any municipality corporate limits that overlap with or are within five miles of the area; ***(See Attachment #12)***
5. The service area of any public service corporation, municipality, or district currently providing water or wastewater service within one mile of the area, with identification of the entity providing service and each type of service being provided; ***(See Attachments #4 and #5)***
6. The location within the area of any known water service connections that are already being provided service by the applicant; ***None***
7. The location of all proposed developments within the area; ***(BVF Master Plan and Merrill Ranch Master Plan)***
8. The proposed location of each water system and the principal components described in R14-2-402 subsection (B) (5) (n); ***(BVF will be part of the 11-128 water system; MR will be part of the 11-136 water system)***
9. The location of all parcels for which a copy of a request for service has been submitted. ***(See Attachments #4, and #5) All parcels have requests for service. Pantano Development, LLC has requested service, which will be filed separately in the docket.***

- V. Provide a copy of each notice to be sent, as required, to a municipal manager or administrator.

A letter from the Town of Florence requesting Johnson Utilities' service to Merrill Ranch's portion of the application will be filed separately in the docket.

- W. A copy of each notice sent, as required, to a landowner not requesting service. *N/A*

- X. For each landowner not requesting service, provide either the written response received from the landowner or, if no written response was received, a description of the actions by the applicant to obtain a written response.

All owners have requested service; however, Johnson Utilities is waiting for a request in writing from Pantano Development.

- Y. Attach proposed Tariffs using either the water or sewer format of Attachment "D", unless the Utilities Division, prior to the filing of this application, approves another form.

(See Attachment #13)

Attach the following permits (if any of these permits have not yet been obtained, please provide the status of their application):

1. The franchise from either the City or County for the area requested.

(See Attachment #14)

2. The Arizona Department of Environmental Quality (or its designee's) approval to construct facilities.

Johnson Utilities requests that the filing of the approval to construct be submitted as a compliance item in this docket within two years of the approval of the CC&N.

3. (SEWER ONLY) Copy of the Aquifer Protection Permit issued by ADEQ. *N/A*

Merrill Ranch will be served by the Anthem WRP. The plant's APP is already on file with the Commission.

4. The Arizona State Land Department approval. (If you are including any State land in your requested area this approval is needed.) *N/A*
5. Any U.S. Forest Service approval. (If you are including any U.S. Forest Service land in your requested area this approval is needed.) *N/A*

6. (WATER ONLY) If the area requested is within an Active Management Area, attach a copy of the utility's Designation of an Assured Water Supply, or the developer's Certificate of Assured Water Supply issued by the Arizona Department of Water Resources, whichever applies.

- a. If the area requested is outside an Active Management Area, attach the developer's Adequacy Statement issued by the Arizona Department of Water Resources, if applied for by the developer.
- b. If the area requested is outside an Active Management Area and the developer does not obtain an Adequacy Statement, provide sufficient detail to prove that adequate water exists to provide water to the area requested.

(See Attachment #15)

7. Provide a copy of your estimated property taxes. This may be obtained by contacting the Arizona Department of Revenue, Division of Property Valuation and Equalization. You must provide them with a five (5) year projection of the original cost of the plant, depreciation expense, the location of the property and the school district.

(See Attachment #16)

- Z. Indicate the estimated number of customers, by class, to be served in each of the first five years of operation. Include documentation to support the estimates.

(See Attachment #17)

Residential:

First Year _____ Second Year _____ Third Year _____ Fourth Year _____ Fifth Year _____

Commercial:

First Year _____ Second Year _____ Third Year _____ Fourth Year _____ Fifth Year _____

Industrial:

First Year _____ Second Year _____ Third Year _____ Fourth Year _____ Fifth Year _____

Irrigation:

First Year _____ Second Year _____ Third Year _____ Fourth Year _____ Fifth Year _____

- AA. Indicate the projected annual water consumption or sewerage treatment, in gallons, for each of the customer classes for each of the first five years of operation:

(See Attachment #17)

Residential:

First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

Commercial:

First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

Industrial:

First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

Irrigation:

First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

BB. Indicate the total estimated annual operating revenue for each of the first five years of operation:

(See Attachment #18)

Residential:

First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

Commercial:

First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

Industrial:

First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

Irrigation:

First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

P. Indicate the total estimated annual operating expenses for each of the first five years of operation:

(See Attachment #18)

Residential:

First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

Commercial:

First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

Industrial:

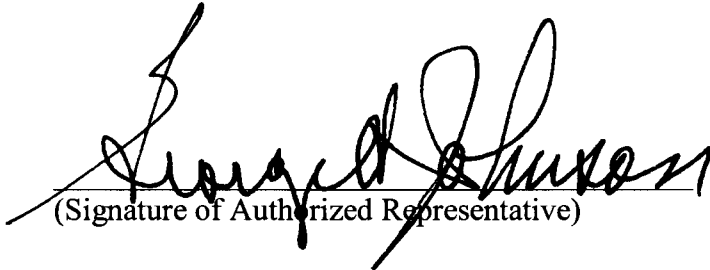
First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

Irrigation:

First Year _____
 Second Year _____
 Third Year _____
 Fourth Year _____
 Fifth Year _____

- DD. Attach an itemized list of the major components of the water or sewer system (see Attachment C-3). *(See Attachment #8)*
- EE. Indicate the total estimated cost to construct utility facilities: **\$26,382.814.00**
- FF. Provide a description of how water and/or wastewater service is to be provided in the proposed extension area and the name of each water and wastewater service provider for the area, if any. *(No other providers)*
- GG. Provide a letter from each wastewater service provider identified under subsection (B)(5)(aa), confirming the provision of wastewater service for the proposed service area or extension area. *N/A*
- HH. Provide plans for or a description of water conservation measures to be implemented in the proposed service area or extension area, including, at a minimum:
- i. A description of the information about water conservation or water saving measures that the utility will provide to the public and its customers; ***We will use water conservation consistent with our BMP's and ADWR's water conservation measures.***
 - ii. A description of how the applicant will work with each wastewater service provider identified under subsection (B)(5)(aa) to encourage water conservation;
 - iii. A description of the sources of water that will be used to supply parks, recreation areas, golf courses, greenbelts, ornamental lakes, and other aesthetic water features; ***We have worked with developers and at present, there are no plans for golf courses, greenbelts, ornamental lakes or other aesthetic water features.***
 - iv. A description of any plans for the use of reclaimed water;
 - v. A description of any plans for the use of recharge facilities; ***We will use existing at WRP's***
 - vi. A description of any plans for the use of surface water; ***NONE***
 - vii. A description of any other plans or programs to promote water conservation; ***NONE***
- II. Provide a backflow prevention tariff that complies with Commission standards, if not already on file. ***Already on file***
- JJ. Provide a curtailment tariff that complies with Commission standards, if not already on file. ***Already on file***


KK. Provide a copy of a Physical Availability Determination, Analysis of Adequate Water Supply, or Analysis of Assured Water Supply issued by the Arizona Department of Water Resources for the proposed service area or extension area or, if not yet obtained, the status of the application for such approval; *(See Attachment #15)*


(Signature of Authorized Representative)

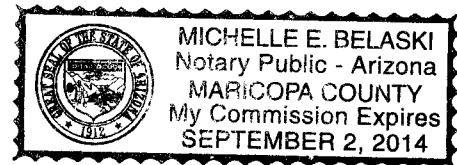
George H. Johnson
(Type or Print Name Here)

Manager
(Title)

SUBSCRIBED AND SWORN to before me this 6th day of April, 2012


NOTARY PUBLIC

My Commission Expires 2 Sept 14



Attachment 1

ARTICLES OF ORGANIZATION
OF
JOHNSON UTILITIES, L.L.C.

RECEIVED
JUN 5 1997
ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, for the purpose of forming a limited liability company under and pursuant to the laws of the State of Arizona, does hereby adopt these Articles of Organization:

ARTICLE I.

The name of this limited liability company is Johnson Utilities, L.L.C.

ARTICLE II.

The purpose for which this limited liability company is organized is the transaction of any and all lawful business for which a limited liability company may be organized under the laws of the State of Arizona, as they may be amended from time to time.

ARTICLE III.

The address of the registered office of this limited liability company is 5320 East Shea Boulevard, Scottsdale, Arizona 85254.

ARTICLE IV.

The name and business address of the agent for service of process of this limited liability company is Richard L. Sallquist, Esq., 2525 E. Arizona Biltmore Circle, Suite 117, Phoenix, Arizona 85016.

ARTICLE V.

There are or will be two (2) or more members at the time this limited liability company is formed.

ARTICLE VI.

The management of this limited liability company is reserved to its members, whose names and business addresses are:

George H. Johnson
5320 Est Shea Blvd.
Scottsdale, Arizona 85254

Jana S. Johnson
5320 East Shea Blvd.
Scottsdale, Arizona 85018

ARTICLE VII.

A member, manager, employee, officer or agent of this limited liability company is not liable, solely by reason of being a member, manager, employee, officer or agent, for the debts, obligations and liabilities of this limited liability company whether arising in contract or tort, under a judgment, decree or order of a court or otherwise. If Arizona law is subsequently amended to authorize further elimination or limitation of liability of members, managers, employees, officers or agents of limited liability companies, then the liability of a member, manager, employee, officer or agent of this limited liability company, in addition to the limitation on personal liability provided herein, shall be limited to the fullest extent permitted by Arizona law.

ARTICLE VIII.

This limited liability company shall indemnify, to the fullest extent allowed by applicable law, any member, manager, employee, officer or agent of this limited liability company.

ARTICLE IX.

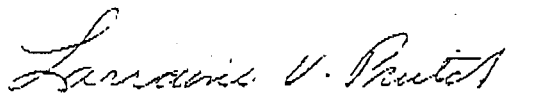
The latest date this limited liability company can dissolve is May 31, 2022.

IN WITNESS WHEREOF, the undersigned has set his hand this 29th day of May, 1997.

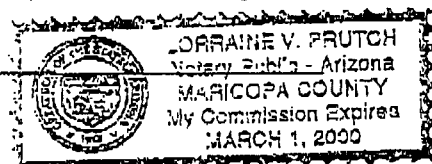

George H. Johnson

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 29 day of May, 1997, by George H. Johnson.


Notary Public

My Commission Expires:



DEC 30 1997

AMENDED AND RESTATED
ARTICLES OF ORGANIZATION OF
JOHNSON UTILITIES, L.L.C.

DATE APPR 12-30-97
TERM _____
BY MBA/MLA
1-0809733-4

Pursuant to the provisions of Ariz. Rev. Stat. Ann. § 29-633, the undersigned limited liability company hereby amends and restates its Articles of Organization, which were filed on June 5, 1997.

ARTICLE I
Name

The name of the Company is Johnson Utilities, L.L.C.

ARTICLE II
Registered Office

The address of the registered office of this limited liability company is 5320 East Shea Boulevard, Scottsdale, Arizona 85254.

ARTICLE III
Registered Agent

The name and business address of the agent for service of process of this limited liability company is Delator Corporation, 7201 East Camelback Road, Suite 330, Scottsdale, Arizona 85251.

ARTICLE IV
Management

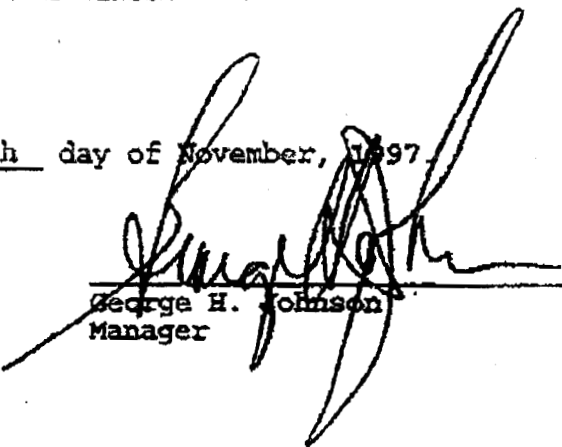
Management of this limited liability company is vested in a manager or managers. The name and address of the initial manager is George H. Johnson, 5320 East Shea Boulevard, Scottsdale, Arizona 85254.

ARTICLE V
Membership

The Member owning a one hundred percent (100%) interest in the Company is:

The George H. Johnson Revocable Trust
dated July 9, 1987
George H. Johnson and Jana S. Johnson, Trustees
5320 East Shea Boulevard
Scottsdale, Arizona 85254.

DATED this 12th day of November, 1997


George H. Johnson
Manager

Attachment 2



Janice K. Brewer
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov



Henry R. Darwin
Director

March 28, 2012

Arizona Corporation Commission
Mr. Marlin Scott, Utilities Engineer
1200 W. Washington
Phoenix, Arizona 85007

RE: Compliance Status for Santan Water Reclamation Plant, Inventory Number 105325, Place ID 18584, Permit number 43235.

Dear Mr. Scott,

Your request for evaluation of compliance status for the above facility is completed. Our records indicate that the above facility was issued Aquifer Protection Permit (APP) Number 43235 on 10/24/2007.

Review of the Self-Monitoring Report Forms submitted under the requirements of the APP for the year 2011 indicates that Johnson Utilities, LLC self-reported the following monitoring/reporting violations during the year.

1. Aquifer Quality Level Exceedance for nitrate-nitrite as N on January 10, July 8, and August 12, 2011. Monitoring point 114124. Monitoring SMP PT #2.
2. Aquifer Quality Level Exceedance for total nitrogen on January 11, July 29, and August 12, 2011. Monitoring point 114124. Monitoring SMP PT #2.

ADEQ is not aware of any other on-going environmental regulatory issues concerning maintenance and operation of the facility. It should be understood that the compliance status of a facility may change at any time. This compliance review is based on the most current information available. If you have any questions regarding this matter, please contact me at (602) 771-2209.

Sincerely,

Mindi Cross, Manager
Water Quality Compliance Section
Arizona Department of Environmental Quality

CC: Greg Brown
Facility file

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733

Printed on recycled paper



Janice K. Brewer
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov



Henry R. Darwin
Director

March 28, 2012

Arizona Corporation Commission
Mr. Marlin Scott, Utilities Engineer
1200 W. Washington
Phoenix, Arizona 85007

RE: Compliance Status for Anthem Wastewater Reclamation Plant, Inventory Number 105646, Place ID 91546, Permit Number 45436.

Dear Mr. Scott,

Your request for evaluation of compliance status for the above facility is completed. Our records indicate that the above facility was issued Aquifer Protection Permit (APP) Number 45436 on 04/03/2008.

Review of the APP reporting requirements and monitoring results that have been submitted indicate the facility is **in compliance** based on the current information that is available to ADEQ.

It should be understood that the compliance status of a facility may change at any time. This compliance review is based on the most current information available.

Sincerely,

Mindi Cross, Manager
Water Quality Compliance Section
Arizona Department of Environmental Quality

cc: Greg Brown
Facility file

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733

Printed on recycled paper



Janice K. Brewer
Governor

ARIZONA DEPARTMENT
OF
ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov



Henry R. Darwin
Director

March 28, 2012

Arizona Corporation Commission
Mr. Marlin Scott, Utilities Engineer
1200 W. Washington
Phoenix, Arizona 85007

RE: Compliance Status for Precision WWTP, Inventory number 105004. Place ID Number 138145 and Permit Number 23124.

Dear Mr. Scott,

Your request for evaluation of compliance status for the above facility is completed. Our records indicate that the above facility was issued Aquifer Protection Permit (APP) Number 23124 on 04/08/2004.

Review of the APP reporting requirements and monitoring results that have been submitted indicate the facility is in **compliance** based on the current information that is available to ADEQ.

It should be understood that the compliance status of a facility may change at any time. This compliance review is based on the most current information available.

Sincerely,

Mindi Cross, Manager
Water Quality Compliance Section
Arizona Department of Environmental Quality

cc: Greg Brown
Facility file

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733

Printed on recycled paper



Janice K. Brewer
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

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Henry R. Darwin
Director

March 28, 2012

Arizona Corporation Commission
Mr. Marlin Scott, Utilities Engineer
1200 W. Washington
Phoenix, Arizona 85007

RE: Compliance Status Pecan Water Reclamation Plant, Inventory Number 105324,
Place ID 18583, Permit Number 37771.

Dear Mr. Scott,

Your request for evaluation of compliance status for the above facility is completed. Our records indicate that above facility was issued Aquifer Protection Permit (APP) Number 37771 on 02/04/2008.

Review of the Self-Monitoring Report Forms submitted under the requirements of the APP for the year 2011 indicates that there were no monitoring or reporting violations during the year. However, there are three open Notices of Violation (NOV)s associated with the Pecan Water Reclamation Plant. Detailed descriptions of these NOV's are provided in the Arizona Department of Environmental Quality's (ADEQ)'s compliance status letter for the Pecan Water Reclamation Plant to the Arizona Corporation Commission, dated July 12, 2011. A copy of the letter is attached for your convenience.

ADEQ confirms Johnson Utilities, LLC has met the "Compliance Conditions" of NOV's with Case IDs 92021, 97512, and 120285. ADEQ is in discussions with Johnson Utilities, LLC to resolve the company's liabilities for the violations cited in the NOV, and will maintain the open status of the NOV's until a resolution is reached. ADEQ is not aware of any other on-going environmental regulatory issues concerning maintenance and operation of the facility. It should be understood that the compliance status of a facility may change at any time. This compliance review is based on the most current information available.

If you have any questions regarding this matter, please contact me at (602) 771-2209.

Sincerely,

Mindi Cross, Manager
Water Quality Compliance Section
Arizona Department of Environmental Quality

cc: Greg Brown
Facility file

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Henry R. Darwin
Director

March 28, 2012

Arizona Corporation Commission
Mr. Marlin Scott, Utilities Engineer
1200 W. Washington
Phoenix, Arizona 85007

RE: Compliance Status for Section 11 WWTP, Inventory number 103081,
Place ID 142, Permit Number 35634.

Dear Mr. Scott,

Your request for evaluation of compliance status for the above facility is completed. Our records indicate that the above facility was issued Aquifer Protection Permit (APP) Number 35634 on 04/10/2006.

Review of the Self-Monitoring Report Forms submitted under the requirements of the APP for the year 2011 indicate that there were no monitoring or reporting violations during the year. However, there are two open Notices of Violation (NOV)s associated with the Section 11 WWTP. Detailed descriptions of these NOV's are provided in the Arizona Department of Environmental Quality's (ADEQ)'s compliance status letter for the Pecan Water Reclamation Plant to the Arizona Corporation Commission, dated July 12, 2011. A copy of the letter is attached for your convenience.

ADEQ confirms that Johnson Utilities, LLC has not met the "Compliance Conditions" for Case ID Nos. 102722 and 103357. ADEQ is in discussions with Johnson Utilities, LLC to resolve the company's liabilities for the violations cited in the NOV's, and will maintain the open status of the NOV's until a resolution is reached. ADEQ is not aware of any other on-going environmental regulatory issues concerning maintenance and operation of the facility. It should be understood that the compliance status of a facility may change at any time. This compliance review is based on the most current information available.

If you have any questions regarding this matter, please contact me at (602) 771-2209.

Sincerely,

Mindi Cross, Manager
Water Quality Compliance Section
Arizona Department of Environmental Quality

cc: Greg Brown
Facility file

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(520) 628-6733

Attachment 3

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
 Mail Code 5415B-2
 1110 West Washington Street
 Phoenix, AZ 85007

Drinking Water Compliance Status Report

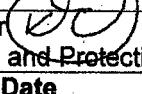
System Name ANTHEM AT MERRILL RANCH	System Type <input checked="" type="checkbox"/> Community <input type="checkbox"/> Non-transient Non-community <input type="checkbox"/> Transient Non-community	Is system consecutive? <input type="checkbox"/> Yes, to PWS # <input checked="" type="checkbox"/> No
System ID # 11136		

Overall compliance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Monitoring and Reporting status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Comments: Increased monitoring for nitrate at EPDS002 began the second quarter of 2011 following a trigger in the first quarter of 2011.		

Operation and Maintenance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Date of last Sanitary Survey 9-28-10	Inspector Karen Berry, PHX	
Major unresolved/ongoing operation and maintenance deficiencies: <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> unable to maintain 20psi <input type="checkbox"/> cross connection/backflow problems <input type="checkbox"/> treatment deficiencies <input type="checkbox"/> certified operator </div> <div> <input type="checkbox"/> inadequate storage <input type="checkbox"/> surface water treatment rule <input type="checkbox"/> ATC/AOC <input type="checkbox"/> other = </div> </div>		
Comments: None		

Is an ADEQ administrative order in effect?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Comments: None		

System Information			
Population Served	5006		
Service Connections	1788		
Number of Entry Points to the Distribution System	2		
Number of Sources	4		
Initial Monitoring Year	2008		
Monitoring Assistance Program (MAP) System	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No

Evaluation completed by	Donna Calderon, Manager  Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	Date	February 3, 2012
<input checked="" type="checkbox"/>	Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and PWS is in compliance.		
<input type="checkbox"/>	Based upon the monitoring and reporting deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		
<input type="checkbox"/>	Based upon the operation and maintenance deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
 Mail Code 5415B-2
 1110 West Washington Street
 Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
JOHNSON UTILITIES	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> Yes, to PWS #
System ID #	<input type="checkbox"/> Non-transient Non-community	
11128	<input type="checkbox"/> Transient Non-community	<input checked="" type="checkbox"/> No

Overall compliance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Monitoring and Reporting status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Comments: None		

Operation and Maintenance status	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Date of last Sanitary Survey	9-28-10	Inspector Karen Berry, PHX
Major unresolved/ongoing operation and maintenance deficiencies:		
<input type="checkbox"/> unable to maintain 20psi	<input type="checkbox"/> inadequate storage	
<input type="checkbox"/> cross connection/backflow problems	<input type="checkbox"/> surface water treatment rule	
<input type="checkbox"/> treatment deficiencies	<input type="checkbox"/> ATC/AOC	
<input type="checkbox"/> certified operator	<input type="checkbox"/> other =	
Comments: None		

Is an ADEQ administrative order in effect?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Comments: None		

System Information	
Population Served	54242
Service Connections	19372
Number of Entry Points to the Distribution System	10
Number of Sources	14
Initial Monitoring Year	2000
Monitoring Assistance Program (MAP) System	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Evaluation completed by	Donna Calderon, Manager Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	Date	February 3, 2012
<input checked="" type="checkbox"/>	Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and PWS is in compliance.		
<input type="checkbox"/>	Based upon the monitoring and reporting deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		
<input type="checkbox"/>	Based upon the operation and maintenance deficiencies noted above, ADEQ cannot determine if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or PWS is not in compliance.		

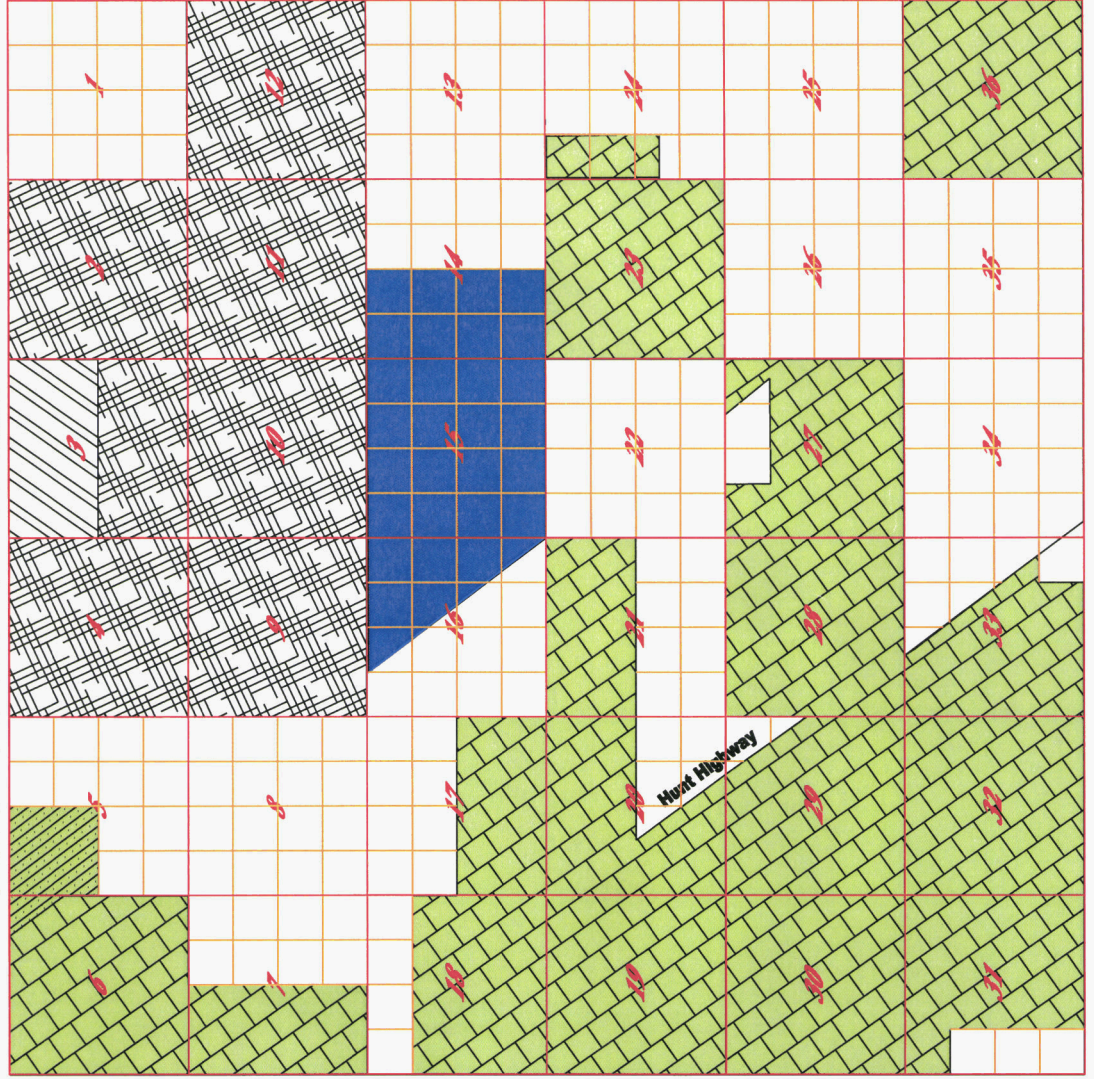
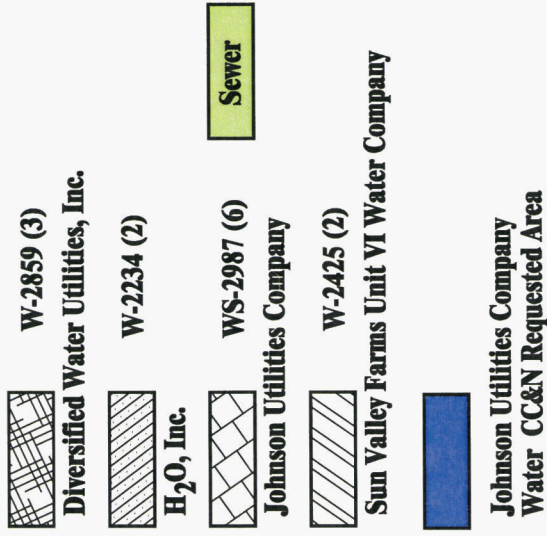
This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Attachment 4

COUNTY: Pinal

RANGE 8 East

TOWNSHIP 3 South



CC & N Legal Description for T3S, R8E

All of the West Half of Section 14;

All of Section 15;

All of the Eastern portion of Section 16 presently within the Johnson Utilities Co.

Sewer C.C. & N.; all in Township 3 South, Range 8 East, being more particularly described as follows:

Beginning at the Southeast Corner of Section 16;

Thence North $37^{\circ} 07' 25''$ West along the Sothern Pacific Railroad Right-of-Way, a distance of 6619.56 feet to a point on the North line of Section 16;

Thence North $89^{\circ} 59' 17''$ East along the North Line of Section 16, 15, and 14, a distance of 11,915.14 feet to the North Quarter Corner of Section 14;

Thence South $00^{\circ} 00' 00''$ East, along the North-South Mid-Section Line of Section 14 a distance of 5280.00 feet to the South Quarter Corner of Section 14;

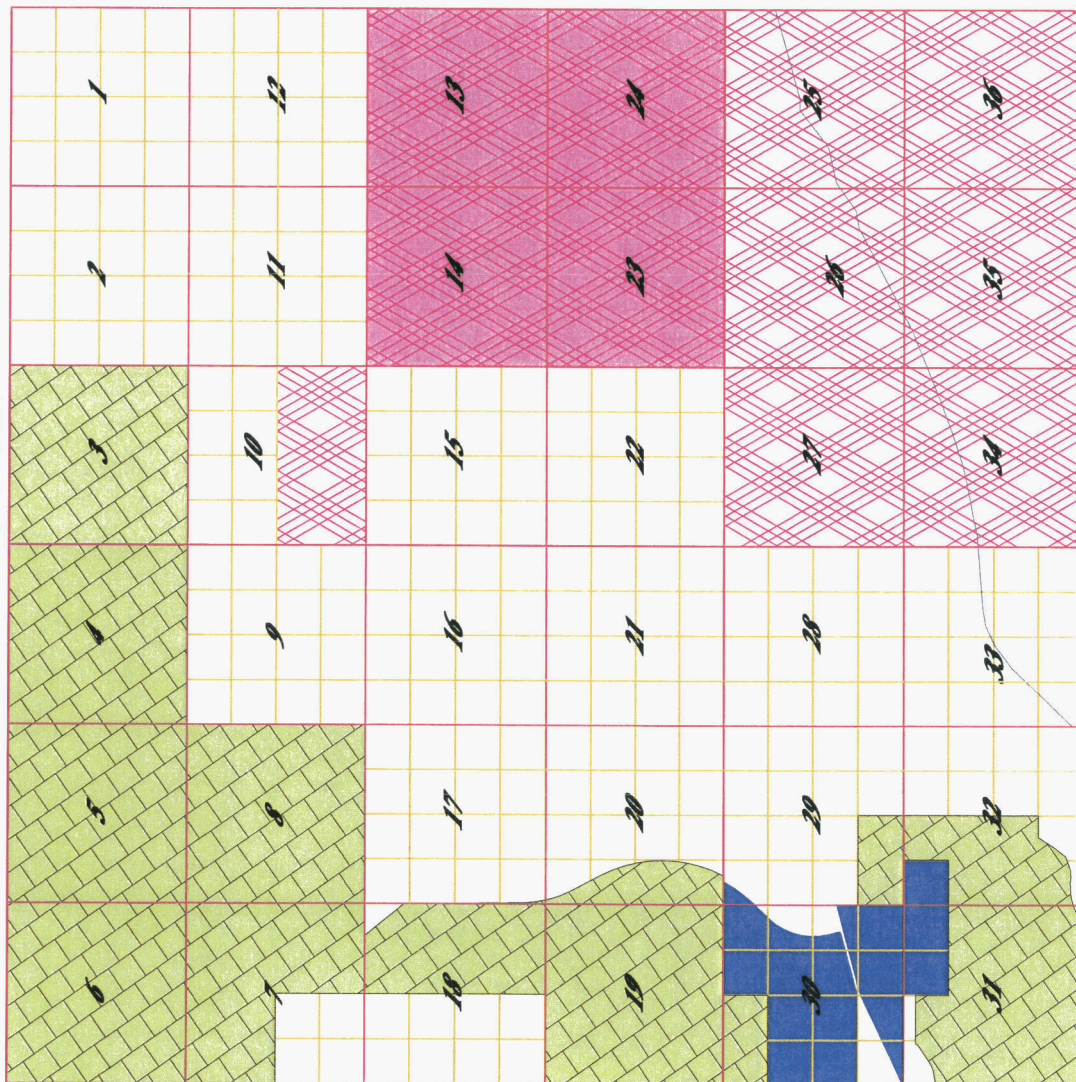
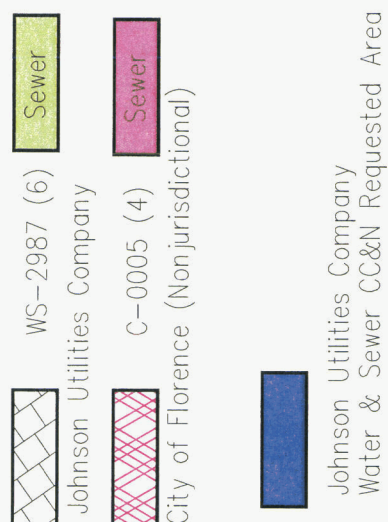
Thence South $89^{\circ} 59' 47''$ West along the South Section Lines of Sections 14, 15, and 16 a stance of 7920.00 feet the Southeast Corner of Section 16 and the TRUE POINT OF BEGINNING;

Attachment 5

COUNTY: Pinal

RANGE 9 East

TOWNSHIP 4 South





Pulte/Southwest Value Partners
Water and Sewer CC&N Request – Boundary Description

A Parcel of Land lying within the Northwest Quarter of Section 29, Section 30, the Northeast Quarter of Section 31 and the Northwest Quarter of Section 32, Township 4 South, Range 9 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the North Quarter Corner of Section 30 (#5 RB w/2" AC LS 21065, Found), said point being the POINT OF BEGINNING from which the Northeast Corner of Section 30 (#5 RB w/2" AC LS 21065) bears South 89 degrees 55 Minutes 26 Seconds East (Basis of Bearing), a distance of 2622.97 feet;

Thence, South 89 Degrees 55 Minutes 26 Seconds East, a distance of 2622.97 feet;

Thence, North 89 Degrees 54 Minutes 12 Seconds East, a distance of 698.65 feet;

Thence Southwesterly, an arc distance of 1126.18 feet along a curve to the Right having a radius of 3932.50 feet and a central angle of 16 Degrees 24 Minutes 30 Seconds;

Thence, South 44 Degrees 31 Minutes 58 Seconds West, a distance of 550.46 feet;

Thence Southerly, an arc distance of 1983.37 feet along a curve to the Left having a radius of 1917.50 feet and a central angle of 59 Degrees 15 Minutes 50 Seconds;

Thence, South 14 Degrees 43 Minutes 53 Seconds East, a distance of 375.12 feet;

Thence, North 75 Degrees 16 Minutes 42 Seconds East, a distance of 769.90 feet;

Thence, South 00 Degrees 00 Minutes 01 Seconds East, a distance of 1989.42 feet;

Thence, North 89 Degrees 52 Minutes 02 Seconds East, a distance of 1310.57 feet;

Thence, South 00 Degrees 25 Minutes 32 Seconds East, a distance of 1320.60 feet;

Thence, South 89 Degrees 52 Minutes 20 Seconds West, a distance of 1310.49 feet;

Thence, North 89 Degrees 58 Minutes 36 Seconds West, a distance of 2612.18 feet;

Thence, North 00 Degrees 23 Minutes 06 Seconds West, a distance of 1321.04 feet;

Thence, North 89 Degrees 57 Minutes 22 Seconds West, a distance of 2620.60 feet;

Thence, North 00 Degrees 25 Minutes 48 Seconds West, a distance of 75.00 feet;

Thence, North 64 Degrees 43 Minutes 42 Seconds East, a distance of 2699.25 feet;

Thence, North 74 Degrees 31 Minutes 20 Seconds East, a distance of 344.72 feet;



Thence, North 89 Degrees 57 Minutes 08 Seconds West, a distance of 2782.50 feet;

Thence, North 00 Degrees 25 Minutes 48 Seconds West, a distance of 1321.69 feet;

Thence, North 00 Degrees 25 Minutes 29 Seconds West, a distance of 1322.48 feet;

Thence South 89 Degrees 55 Minutes 50 Seconds East, a distance of 2641.28 feet;

Thence North 00 Degrees 07 Minutes 47 Seconds West, a distance of 1321.63 feet to the POINT OF BEGINNING.

Containing 607.41 acres, more or less.

Attachment 6

Engineering Report for
Sections 29, 30, 31 and 32. T4S, R9E

This area to be added to the Johnson Utilities' CC & N system will consist of both water and sewer facilities.

The water improvements will consist of a water storage facility and at least 3 wells, along with the infrastructure piping to get the water to the different developments within the area. The onsite water systems will deliver the water to the units.

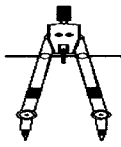
The sewer system required to serve the area will consist of an infrastructure system that will collect the sewage into a lift station and carry the flows through a force main to the Anthem WRP.

Engineering Report for
Sections 14, 15, &16 T3S, R8E

This area to be added to the Johnson Utilities' CC & N system is for water facilities only. The sewer facilities were added to the CC&N under a separate application.

The water improvements will consist of a 1 million gallon water storage facility and at least 3 wells, along with the 12" infrastructure piping to connect into Johnson Utilities existing 11-128 water system. The onsite water systems will deliver the water to the residential and commercial units.

Attachment 7



SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2
SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6335
FAX: (480) 596-6437



PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : CC & N EXPANSION

DATE: 4/03/2012

PROJECT NO.

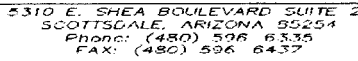
NO. of LOTS: N/A

BY: JOHNSON UTILITY LLC

CC & N SEWER EXPANSION

Description	Unit	Approximate Quantity	Unit Price	TOTAL
SECTION 29, 30, 31, & 32 INFRASTRUCTURE	EA	1	877,880.00	\$877,880.00
SECTION 29,30, 31, & 32 T4S, R9E ONSITE	EA	1	3,026,800.00	\$3,026,800.00
TOTAL				\$3,904,680.00
WATER RECLAMATION PLANT	EA	1	4,049,136.00	\$4,049,136.00
618 acres x 3.5 DU/acre x 187.2 gal/DU x \$10/gal	2,163	404,913.60	4,049,136.00	
618	561	105,000	1,050,000.00	\$10.02
	SUBTOTAL			\$7,953,816.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.



BY: Johnson Utilities-CC & N Cost Est.

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering, LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering, LLC.



45° Rule.

ENGINEER'S OPINION OF PROBABLE COST

PROJECT: Sec 29, 30, 31, & 32 T4S, R9E ONSITE

April 3, 2012

SEWER -Sec 29, 30, 31, 32 T4S R9E ONSITE

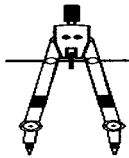
PROJECT NO. 3010A007

NO. of LOTS: N.A.

BY: Johnson Utilities-CC & N Cost Est.

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LOT	2162	\$1,400.00	\$3,026,800.00
	SUBTOTAL			\$3,026,800.00

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SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2
SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6335
FAX: (480) 596-6437



PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : CC & N EXPANSION SUMMARY

DATE: 4/02/2012

2012 CC & N WATER EXPANSION

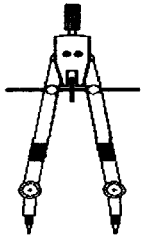
PROJECT NO.

NO. of LOTS: N/A

BY: JOHNSON UTILITY LLC

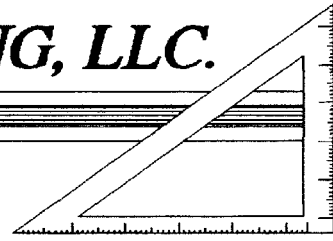
Description	Unit	Approximate Quantity	Unit Price	TOTAL
SEC 14,15,&16T3S,R8E ONSITE INFRASTRUCTURE	EA	1	2,567,640.00	\$2,567,640.00
SECTION14,15, & 16 T3S, R8E WATER WELLS	EA	1	1,360,592.00	\$1,360,592.00
SECTION 14,15, & 16 T3S, R8E WATER PLANT	EA	1	2,077,152.00	\$2,077,152.00
SECTION 14, 15, & 16 T3S,R8E ONSITE	EA	1	5,444,250.00	\$5,444,250.00
SEC 29,30, 31&32T4S,R9E ONSITE INFRASTRUCTURE	EA	1	918,620.00	\$918,620.00
SECTION29,30, 31 & 32 T4S, R9E WATER WELLS	EA	1	1,360,592.00	\$1,360,592.00
SECTION 29,30, 31 & 32 T4S, R9E WATER PLANT	EA	1	2,077,152.00	\$2,077,152.00
SECTION 29, 30, 31& 32 T4S,R9E ONSITE	EA	1	2,623,000.00	\$2,623,000.00
SUBTOTAL				\$18,428,998.01

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.



SPECIFIC ENGINEERING, LLC.

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT :Sec 14,15,& 16 T3S, R8E

13-Jul-11

WATER INFRASTRUCTURE

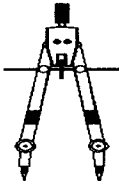
PROJECT NO.

NO. of LOTS: N/A

BY: JOHNSON UTILITY LLC

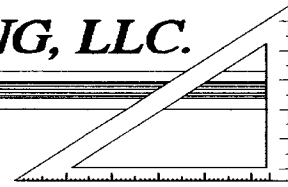
Description	Unit	Approximate Quantity	Unit Price	TOTAL
12" AWWA C900 DR 18 PVC 150psi	LF	36,960	51.00	\$1,884,960.00
10" AWWA C900 DR 18 PVC 150psi	LF	10,560	40.00	\$422,400.00
8" AWWA C900 DR 18 PVC 150psi	LF	5,280	20.00	\$105,600.00
12" GATE VALVE, BOX & COVER	EA	46	1,870.00	\$86,020.00
10" GATE VALVE, BOX & COVER	EA	13	1,350.00	\$17,550.00
8" GATE VALVE, BOX & COVER	EA	7	890.00	\$6,230.00
PVC WATER MAIN LOCATING TAPE	LF	52,800	0.85	\$44,880.00
	SUBTOTAL			\$2,567,640.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.



SPECIFIC ENGINEERING, LLC.

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SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6335
FAX: (480) 596-6437



ENGINEER'S ESTIMATE

PROJECT: SEC14, 15, & 16, T3S, R 8 E WATER WELLS

7/13/2011

This is for 2 wells w/o water plants-1 per setion

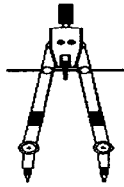
PROJECT NO: _____

NO. of LOTS: _____

BY: Specific Engineering, LLC

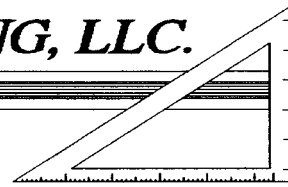
Description	Unit	Approximate Quantity	Unit Price	TOTAL
SITE PREPARATION	SY	556	\$2.88	\$1,604.00
8" DUCTILE IRON PIPE	LF	120	86.00	\$10,320.00
8" GATE VALVE	EA	4	890.00	\$3,560.00
WATER METER	EA	2	4,794.00	\$9,588.00
CONSTRUCT WELL	EA	2	288,456.00	\$576,912.00
INSTALL WELL PUMP	EA	2	325,120.00	\$650,240.00
SCADA-TELEMETRY	LS	2	25,000.00	\$50,000.00
SITE ELECTRICAL	LS	2	20,000.00	\$40,000.00
8' CHAIN LINK FENCE	LF	352	34.00	\$11,968.00
12' CHAIN LINK DOUBLE SWING GATE	EA	4	1,600.00	\$6,400.00
	TOTAL			\$1,360,592.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering, LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering, LLC.



SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2
SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6335
FAX: (480) 596-6437



ENGINEER'S ESTIMATE

PROJECT: Sec 14, 15, & 16, T3S, R8E Water Plants

DATE: 07/13/2011

WATER PLANTS

PROJECT NO: _____

NO. of LOTS: _____

BY: Specific Engineering, LLC

This estimate includes an onsite well.

Description	Unit	Approximate Quantity	Unit Price	TOTAL
SITE PREPARATION	SY	150,800	\$2.88	\$434,304.00
1,000,000 GAL. STORAGE TANK	EA	1	689,325.00	\$689,325.00
10,000 GAL. HYDROPNEUMATIC TANK	EA	1	56,985.00	\$56,985.00
75 HP PUMP	EA	3	12,726.00	\$38,178.00
50 HP PUMP	EA	2	8,490.00	\$16,980.00
18 DUCTILE IRON PIPE	LF	230	229.00	\$52,670.00
8" DUCTILE IRON PIPE	LF	85	86.00	\$7,310.00
18" BUTTERFLY VALVE	EA	3	3,200.00	\$9,600.00
8" BUTTERFLY VALVE	EA	1	1,730.00	\$1,730.00
WATER METER	EA	1	4,794.00	\$4,794.00
CONSTRUCT WELL	EA	1	288,456.00	\$288,456.00
INSTALL WELL PUMP	EA	1	325,120.00	\$325,120.00
SCADA-TELEMETRY	LS	1	32,520.00	\$32,520.00
SITE ELECTRICAL	LS	1	49,490.00	\$49,490.00
8' CHAIN LINK FENCE	LF	1,870	34.00	\$63,580.00
24' CHAIN LINK DOUBLE SWING GATE	EA	2	3,055.00	\$6,110.00
	TOTAL			\$2,077,152.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering, LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering, LLC.



PROJECT NO.

NO. of LOTS: N/A

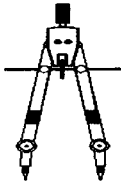
BY: JOHNSON UTILITY LLC

ONSITE WATER

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.

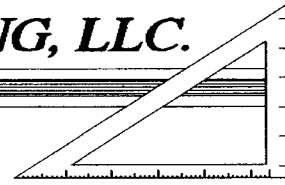


sEC29303132T4SR9EWATINFRA.xls



SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2
SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6335
FAX: (480) 596-6437



ENGINEER'S ESTIMATE

PROJECT: SEC29, 30, 31 & 32, T4S, R 9 E WATER WELLS

4/2/2012

This is for 2 wells w/o water plants

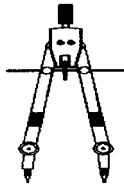
PROJECT NO: _____

NO. of LOTS: _____

BY: Specific Engineering, LLC

Description	Unit	Approximate Quantity	Unit Price	TOTAL
SITE PREPARATION	SY	556	\$2.88	\$1,604.00
8" DUCTILE IRON PIPE	LF	120	86.00	\$10,320.00
8" GATE VALVE	EA	4	890.00	\$3,560.00
WATER METER	EA	2	4,794.00	\$9,588.00
CONSTRUCT WELL	EA	2	288,456.00	\$576,912.00
INSTALL WELL PUMP	EA	2	325,120.00	\$650,240.00
SCADA-TELEMETRY	LS	2	25,000.00	\$50,000.00
SITE ELECTRICAL	LS	2	20,000.00	\$40,000.00
8' CHAIN LINK FENCE	LF	352	34.00	\$11,968.00
12' CHAIN LINK DOUBLE SWING GATE	EA	4	1,600.00	\$6,400.00
	TOTAL			\$1,360,592.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering, LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering, LLC.



SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2
SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6335
FAX: (480) 596-6437



ENGINEER'S ESTIMATE

PROJECT: Sec 29, 30, 31, & 16, T4S, R9E Water Plant

4/2/2012

PROJECT NO:

NO. of LOTS:

BY: Specific Engineering, LLC

WATER PLANT

This estimate includes an onsite well.

Description	Unit	Approximate Quantity	Unit Price	TOTAL
SITE PREPARATION	SY	150,800	\$2.88	\$434,304.00
1,000,000 GAL. STORAGE TANK	EA	1	689,325.00	\$689,325.00
10,000 GAL. HYDROPNEUMATIC TANK	EA	1	56,985.00	\$56,985.00
75 HP PUMP	EA	3	12,726.00	\$38,178.00
50 HP PUMP	EA	2	8,490.00	\$16,980.00
18 DUCTILE IRON PIPE	LF	230	229.00	\$52,670.00
8" DUCTILE IRON PIPE	LF	85	86.00	\$7,310.00
18" BUTTERFLY VALVE	EA	3	3,200.00	\$9,600.00
8" BUTTERFLY VALVE	EA	1	1,730.00	\$1,730.00
WATER METER	EA	1	4,794.00	\$4,794.00
CONSTRUCT WELL	EA	1	288,456.00	\$288,456.00
INSTALL WELL PUMP	EA	1	325,120.00	\$325,120.00
SCADA-TELEMETRY	LS	1	32,520.00	\$32,520.00
SITE ELECTRICAL	LS	1	49,490.00	\$49,490.00
8' CHAIN LINK FENCE	LF	1,870	34.00	\$63,580.00
24' CHAIN LINK DOUBLE SWING GATE	EA	2	3,055.00	\$6,110.00
	TOTAL			\$2,077,152.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering, LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering, LLC.



SEC29303132T4SR9EWATONSITE.xls

Attachment 8



INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors of
Johnson Utilities, L.L.C.
Scottsdale, Arizona

We have compiled the balance sheet of Johnson Utilities, L.L.C. as of December 31, 2011 and 2010, and the related water and sewer comparative statements of income and expense for the years then ended included in the accompanying prescribed form. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the form prescribed by the Arizona Corporation Commission.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with requirements prescribed by the Arizona Corporation Commission and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

These financial statements are presented in accordance with the requirements of the Arizona Corporation Commission, which differ from accounting principles generally accepted in the United States of America. This report is intended solely for the information and use of the Arizona Corporation Commission and is not intended to be and should not be used by anyone other than this specified party.

All other information contained in the accompanying prescribed form has not been audited, reviewed, or compiled by us and, accordingly, we assume no responsibility for that information.

ULLMANN & COMPANY, P.C.
Certified Public Accountants

March 28, 2012

COMPANY NAME

JOHNSON UTILITIES, LLC

BALANCE SHEET

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	ASSETS		
	CURRENT AND ACCRUED ASSETS		
131	Cash	\$ 7,923,153	\$ 3,380,711
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable	1,700,783	2,185,011
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies	0	216,521
162	Prepayments	37,702	62,632
174	Miscellaneous Current and Accrued Assets	303,431	243,624
	TOTAL CURRENT AND ACCRUED ASSETS	\$ 9,833,449	\$ 6,088,499
	FIXED ASSETS		
101	Utility Plant in Service	\$ 205,258,404	\$ 225,606,731
103	Property Held for Future Use	3,008,114	3,139,080
105	Construction Work in Progress	7,546,590	5,896,289
108	Accumulated Depreciation - Utility Plant	29,460,919	38,265,860
121	Non-Utility Property	126,068	126,068
122	Accumulated Depreciation - Non Utility	4,687	7,919
	TOTAL FIXED ASSETS	\$ 186,473,570	\$ 196,494,389
	TOTAL ASSETS	\$ 196,307,019	\$ 202,582,888

NOTE: The Assets on this page should be equal to Total Liabilities and Capital on the following page

COMPANY NAME**JOHNSON UTILITIES, LLC****BALANCE SHEET - (CONTINUED)**

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	LIABILITIES		
	CURRENT LIABILITES		
231	Accounts Payable	\$ 7,004,389	\$ 5,807,700
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits	1,234,709	970,080
236	Accrued Taxes	660,935	969,401
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities		
	TOTAL CURRENT LIABILITIES	\$ 8,900,033	\$ 7,747,181
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds	\$ 600,000	\$ 600,000
	DEFERRED CREDITS		
251	Unamortized Premium on Debt	\$ -	\$ -
252	Advances in Aid of Construction	110,184,940	107,635,690
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction	85,811,042	86,151,753
272	Less: Amortization of Contributions	13,061,689	16,015,146
281	Accumulated Deferred Income Tax		
	TOTAL DEFERRED CREDITS	\$ 183,534,293	\$ 177,772,297
	TOTAL LIABILITIES	\$ 192,434,326	\$ 186,119,478
	CAPITAL ACCOUNTS		
201	Common Stock Issued	\$ -	\$ -
211	Paid in Capital in Excess of Par Value		
215	Retained Earnings		
218	Proprietary Capital (Sole Props and Partnerships)	3,872,693	16,463,410
	TOTAL CAPITAL	\$ 3,872,693	\$ 16,463,410
	TOTAL LIABILITIES AND CAPITAL	\$ 196,907,019	\$ 202,582,888

COMPANY NAME**JOHNSON UTILITIES, LLC****WATER COMPARATIVE STATEMENT OF INCOME AND EXPENSE**

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$ 10,930,031	\$ 9,845,882
460	Unmetered Water Revenue		
474	Other Water Revenues	478,512	410,902
	TOTAL REVENUES	\$ 11,408,543	\$ 10,256,784
	OPERATING EXPENSES		
601	Salaries and Wages	\$ -	\$ -
610	Purchased Water	130,130	105,184
615	Purchased Power	889,658	869,614
618	Chemicals	22,597	17,934
620	Repairs and Maintenance	123,602	(49,018)
621	Office Supplies and Expense	97,665	7,897
630	Outside Services	7,249,219	8,746,754
635	Water Testing	142,914	38,637
641	Rents	69,573	76,352
650	Transportation Expenses	3,983	2,518
657	Insurance - General Liability	48,103	45,759
659	Insurance - Health and Life	3,294	1,664
666	Regulatory Commission Expense - Rate Case	26,985	33,333
675	Miscellaneous Expense	268,807	242,292
403	Depreciation Expense	1,325,321	1,454,029
408	Taxes Other Than Income	899,179	12,222
408.11	Property Taxes	653,020	726,155
409	Income Tax		
	TOTAL OPERATING EXPENSES	\$ 11,954,050	\$ 12,331,326
	OTHER INCOME/EXPENSE		
419	Interest and Dividend Income	\$ 38,590	\$ 31,981
421	Non-Utility Income	232,989	257,315
426	Miscellaneous Non-Utility Expenses	7,965	6,947
427	Interest Expense	47,393	66,609
	TOTAL OTHER INCOME/EXP	\$ 232,151	\$ 215,740
	NET INCOME/(LOSS)	\$ (313,356)	\$ (1,858,802)

COMPANY NAME

JOHNSON UTILITIES, LLC

SEWER COMPARATIVE STATEMENT OF INCOME AND EXPENSE

	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
521	Flat Rate Revenues	\$ 11,381,228	\$ 11,342,331
522	Measured Revenues	384,202	342,910
536	Other Wastewater Revenues	484,405	820,031
	TOTAL REVENUES	\$ 12,249,835	\$ 12,505,272
	OPERATING EXPENSES		
701	Salaries and Wages	\$ -	\$ -
710	Purchased Wastewater Treatment		
711	Sludge Removal Expense	765,547	548,272
715	Purchased Power	788,290	789,934
716	Fuel for Power Production		
718	Chemicals	111,939	193,444
720	Materials and Supplies	94,299	98,708
731	Contractual Services - Professional	6,587,659	8,324,714
735	Contractual Services - Testing	62,458	0
736	Contractual Services - Other	646,924	0
740	Rents	737,961	744,773
750	Transportation Expense	4,143	3,078
755	Insurance Expense	57,117	47,772
765	Regulatory Commission Expense	66,930	33,333
775	Miscellaneous Expense	17,876,737	295,698
403	Depreciation Expense	2,793,713	3,543,352
408	Taxes Other Than Income	3,497	15,063
408.11	Property Taxes	542,456	654,937
409	Income Taxes		
	TOTAL OPERATING EXPENSES	\$ 30,492,656	\$ 15,293,078
	OTHER INCOME/EXPENSE		
419	Interest and Dividend Income	\$ 41,364	\$ 38,959
421	Non-Utility Income	232,989	257,315
426	Miscellaneous Non-Utility Expenses	7,965	6,947
427	Interest Expense	49,590	74,678
	TOTAL OTHER INCOME/EXP	\$ 232,728	\$ 214,649
	NET INCOME/(LOSS)	\$ (18,010,093)	\$ (2,573,157)

Attachment 9

Construction Timelines

Bella Vista Farms Master Planned Development: Central Arizona College plans to start construction of the off-site and on-site lines in July of 2012 and plans to complete construction by July of 2013. Residential subdivisions are not planned to start construction until 2016 and will be phased in 100 to 200 lot subdivisions.

Merrill Ranch Master Planned Development: Engineering on the on-site facilities will start at the approval of the CC&N expansion. Construction is planned to start in early 2014. This project is planned to be phased in 100 to 200 lot subdivisions.

Attachment 10

Southwest Value Partners



April 4, 2012

George H. Johnson
Johnson Utilities, Inc.
5230 E Shea Boulevard
Suite 200
Scottsdale AZ 85254

Dear Mr. Johnson:

SWVP-GTIS MR LLC, an Arizona limited liability company (Southwest Value Partners), hereby requests that Johnson Utilities provide water and sewer service to a portion of the project known as Merrill Ranch. A legal description of the development is attached to this letter. We understand that the property is currently outside of Johnson Utilities' CC&N and we request that you proceed with filing an application with the Arizona Corporation Commission to have our property included in your certificated area.

Should you have any further questions or need anything further for the CC&N application please feel free to contact me.

Sincerely,

Justin Merritt
SWVP-GTIS MR, LLC
7600 E. Doubletree Ranch Road, Ste 130
Scottsdale, AZ 85258
480-766-6763
jmerritt@swvp.com



Pulte/Southwest Value Partners
Water and Sewer CC&N Request – Boundary Description

A Parcel of Land lying within the Northwest Quarter of Section 29, Section 30, the Northeast Quarter of Section 31 and the Northwest Quarter of Section 32, Township 4 South, Range 9 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the North Quarter Corner of Section 30 (#5 RB w/2" AC LS 21065, Found), said point being the POINT OF BEGINNING from which the Northeast Corner of Section 30 (#5 RB w/2" AC LS 21065) bears South 89 degrees 55 Minutes 26 Seconds East (Basis of Bearing), a distance of 2622.97 feet;

Thence, South 89 Degrees 55 Minutes 26 Seconds East, a distance of 2622.97 feet;

Thence, North 89 Degrees 54 Minutes 12 Seconds East, a distance of 698.65 feet;

Thence Southwesterly, an arc distance of 1126.18 feet along a curve to the Right having a radius of 3932.50 feet and a central angle of 16 Degrees 24 Minutes 30 Seconds;

Thence, South 44 Degrees 31 Minutes 58 Seconds West, a distance of 550.46 feet;

Thence Southerly, an arc distance of 1983.37 feet along a curve to the Left having a radius of 1917.50 feet and a central angle of 59 Degrees 15 Minutes 50 Seconds;

Thence, South 14 Degrees 43 Minutes 53 Seconds East, a distance of 375.12 feet;

Thence, North 75 Degrees 16 Minutes 42 Seconds East, a distance of 769.90 feet;

Thence, South 00 Degrees 00 Minutes 01 Seconds East, a distance of 1989.42 feet;

Thence, North 89 Degrees 52 Minutes 02 Seconds East, a distance of 1310.57 feet;

Thence, South 00 Degrees 25 Minutes 32 Seconds East, a distance of 1320.60 feet;

Thence, South 89 Degrees 52 Minutes 20 Seconds West, a distance of 1310.49 feet;

Thence, North 89 Degrees 58 Minutes 36 Seconds West, a distance of 2612.18 feet;

Thence, North 00 Degrees 23 Minutes 06 Seconds West, a distance of 1321.04 feet;

Thence, North 89 Degrees 57 Minutes 22 Seconds West, a distance of 2620.60 feet;

Thence, North 00 Degrees 25 Minutes 48 Seconds West, a distance of 75.00 feet;

Thence, North 64 Degrees 43 Minutes 42 Seconds East, a distance of 2699.25 feet;

Thence, North 74 Degrees 31 Minutes 20 Seconds East, a distance of 344.72 feet;



Thence, North 89 Degrees 57 Minutes 08 Seconds West, a distance of 2782.50 feet;

Thence, North 00 Degrees 25 Minutes 48 Seconds West, a distance of 1321.69 feet;

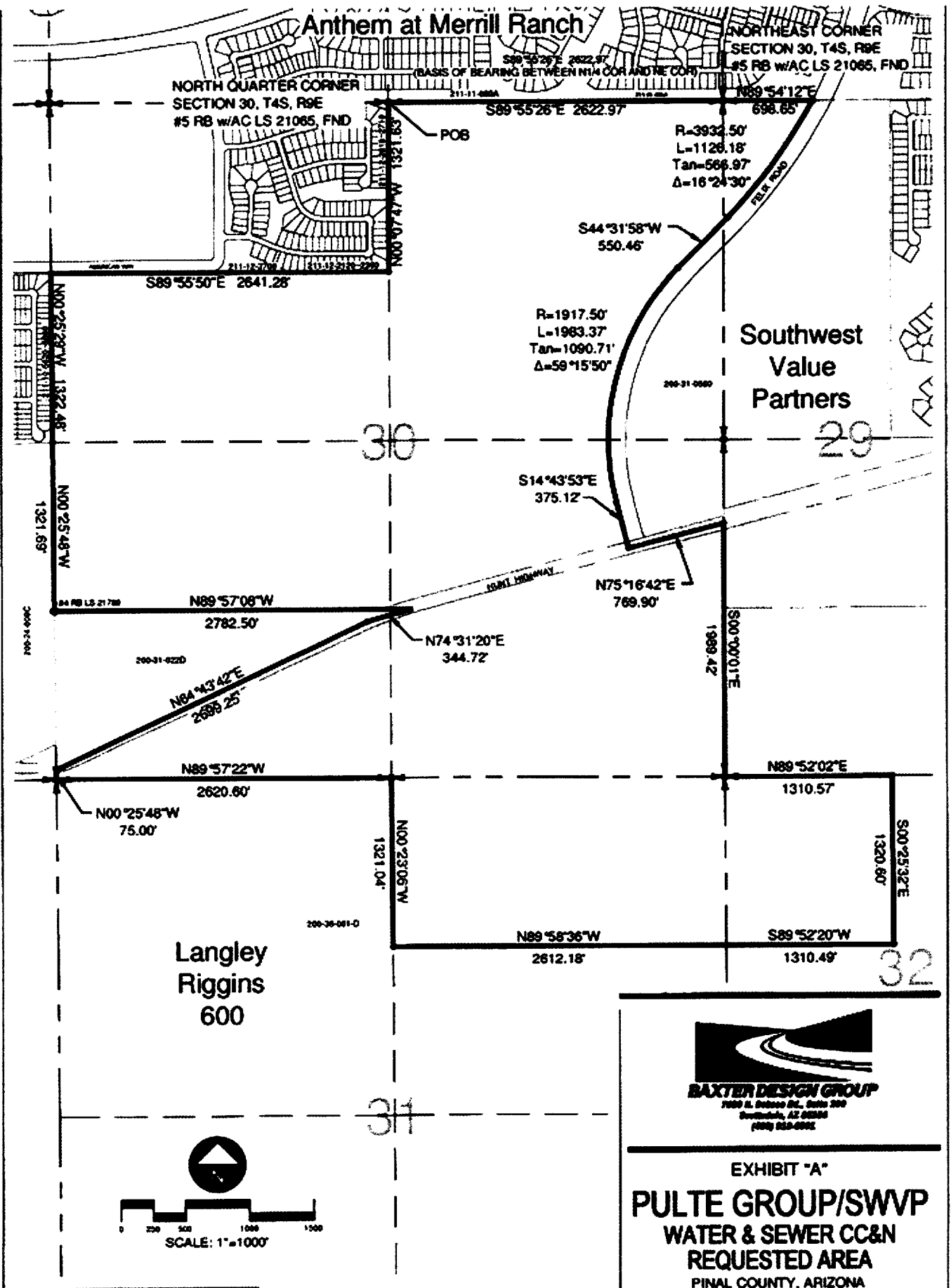
Thence, North 00 Degrees 25 Minutes 29 Seconds West, a distance of 1322.48 feet;

Thence South 89 Degrees 55 Minutes 50 Seconds East, a distance of 2641.28 feet;

Thence North 00 Degrees 07 Minutes 47 Seconds West, a distance of 1321.63 feet to the
POINT OF BEGINNING.

Containing 607.41 acres, more or less.

R:\000-SWVP\05\chhkt\05\chhkt.dwg | plot date: April 10, 2012 | 10:10 | plotted by: menders



BELLA SIERRA, LLC

September 1, 2011

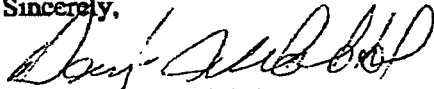
George H. Johnson
Johnson Utilities, Inc.
5230 E Shea Boulevard
Suite 200
Scottsdale AZ 85254

Dear Mr. Johnson:

Bella Sierra, LLC hereby requests that Johnson Utilities provide water and sewer service to Bella Sierra, LLC. A legal description of the development is attached to this letter. We understand that the property is currently outside of Johnson Utilities' CC&N and we request that you proceed with filing an application with the Arizona Corporation Commission to have our property included in your certificated area.

Should you have any further questions or need anything further for the CC&N application please feel free to contact me.

Sincerely,



Daryl A. Wolfswinkel
Member

4159 WEST MILKY WAY
CHANDLER, ARIZONA 85226
480 854-9800 480 854-9801 fax

Exhibit A

PARCEL NO. 1:

The West half of the Northeast quarter of Section 15, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 1/16th of all oil, gas and other hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizer of every name and description and EXCEPT all materials which may be essential to production of fissionable material as reserved in Arizona Revised Statutes.

PARCEL NO. 2:

The East half of Section 10, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description and EXCEPT all materials which may be essential to production of fissionable material as reserved in Arizona Revised Statutes.

PARCEL NO. 3:

The West 240 feet of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 11, Township 3 South, Range 8 East of the Gila and Salt River Base and meridian, Pinal County, Arizona.



HARVARD INVESTMENTS

A HILL COMPANY

April 6, 2012

**George H. Johnson
Johnson Utilities, Inc.
5230 E Shea Boulevard
Suite 200
Scottsdale AZ 85254**

Dear Mr. Johnson:

BVF Opportunity, LLC & BVF Land, LLC hereby request that Johnson Utilities provide water service to a portion of Bella Vista Farms (the "Property"). A legal description of the Property is attached to this letter as Exhibit A. We understand that the Property is currently outside of Johnson Utilities' CC&N and we request that you proceed with filing an application with the Arizona Corporation Commission to have the Property included in your certificated area.

Should you have any further questions or need anything further for the CC&N application please feel free to contact me.

Sincerely,

**Timothy P. Brislin
Vice President
Harvard Investments**

EXHIBIT "A"
**Legal Descriptions of Parcels Owned by BVF Land, LLC & BVF Opportunity, LLC in the
proposed Johnson Utilities Water Service CC&N Expansion Area**

PARCEL OWNED BY BVF OPPORTUNITY, LLC (Parcel 5 only)

PARCEL NO. 5:

THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PROPERTY CONVEYED TO SALT RIVER
PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT BY SPECIAL
WARRANTY DEED RECORDED OCTOBER 19, 2006 AS 2006-146184, OF OFFICIAL
RECORDS;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES,
COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND
DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE
PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS,
WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO
SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF
SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT
RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP)
LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A
COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST
CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH
89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID
SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET
MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32
FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST
CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED) ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL OWNED BY BVF LAND, LLC (Parcels 4. 6. 7)

PARCEL NO. 4:

ALL OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTHEASTERLY OF THE SOUTHERN PACIFIC RIGHT-OF-WAY;

EXCEPT THE NORTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED) ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 6:

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED) ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 7:

THE NORTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED) ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

NOTE: Parcel numbers contained in this exhibit are defined in the Record of Survey 2011-092540 on file with the Pinal County, AZ Recorder's Office.

Attachment 11

5.00 AC

SEE MAP 200-35

THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.

SURVEYS & SUBDIVISION PLATS ARE ON FILE
WITH THE PINAL COUNTY RECORDERS OFFICE.

CANCELED PARCEL #
200-36-001B, 37-002D

SEE MAP 200-36-1

Monterra East Phase 2

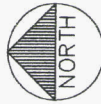
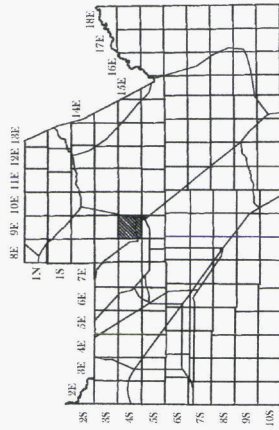
MONTERA SOUTH PARCEL 1-7

SEE MAP 200-Y6-6

SEE BOOK 202

7302

LOCATION MAP



SCALE: 1" = 600'

UPDATED BY: DN
04-05-2007

VICINITY MAP

ARIZONA FARMS RD

6	5	4	3	2	1
HERITAGE RD	8	9	10	11	12
UNION PACIFIC RR	17	16	15	14	13
19	20	21	22	23	24
FELIX RD	29	28	27	26	25
30	32	33	34	35	36
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60
61	62	63	64	65	66
67	68	69	70	71	72
73	74	75	76	77	78
79	80	81	82	83	84
85	86	87	88	89	90
91	92	93	94	95	96
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115	116	117	118	119	120
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127	128	129	130	131	132
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145	146	147	148	149	150
151	152	153	154	155	156
157	158	159	160	161	162
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169	170	171	172	173	174
175	176	177	178	179	180
181	182	183	184	185	186
187	188	189	190	191	192
193	194	195	196	197	198
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205	206	207	208	209	210
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229	230	231	232	233	234
235	236	237	238	239	240
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247	248	249	250	251	252
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259	260	261	262	263	264
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361	362	363	364	365	366
367	368	369	370	371	372
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379	380	381	382	383	384
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391	392	393	394	395	396
397	398	399	400	401	402
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433	434	435	436	437	438
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451	452	453	454	455	456
457	458	459	460	461	462
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475	476	477	478	479	480
481	482	483	484	485	486
487	488	489	490	491	492
493	494	495	496	497	498
499	500	501	502	503	504
505	506	507	508	509	510
511	512	513	514	515	516
517	518	519	520	521	522
523	524	525	526	527	528
529	530	531	532	533	534
535	536	537	538	539	540
541	542	543	544	545	546
547	548	549	550	551	552
553	554	555	556	557	558
559	560	561	562	563	564
565	566	567	568	569	570
571	572	573	574	575	576
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583	584	585	586	587	588
589	590	591	592	593	594
595	596	597	598	599	600
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607	608	609	610	611	612
613	614	615	616	617	618
619	620	621	622	623	624
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637	638	639	640	641	642
643	644	645	646	647	648
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655	656	657	658	659	660
661	662	663	664	665	666
667	668	669	670	671	672
673	674	675	676	677	678
679	680	681	682	683	684
685	686	687	688	689	690
691	692	693	694	695	696
697	698	699	700	701	702
703	704	705	706	707	708
709	710	711	712	713	714
715	716	717	718	719	720
721	722	723	724	725	726
727	728	729	730	731	732
733	734	735	736	737	738
739	740	741	742	743	744
745	746	747	748	749	750
751	752	753	754	755	756
757	758	759	760	761	762
763	764	765	766	767	768
769	770	771	772	773	774
775	776	777	778	779	780
781	782	783	784	785	786
787	788	789	790	791	792
793	794	795	796	797	798
799	800	801	802	803	804
805	806	807	808	809	810
811	812	813	814	815	816
817	818	819	820	821	822
823	824	825	826	827	828
829	830	831	832	833	834
835	836	837	838	839	840
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847	848	849	850	851	852
853	854	855	856	857	858
859	860	861	862	863	864
865	866	867	868	869	870
871	872	873	874	875	876
877	878	879	880	881	882
883	884	885	886	887	888
889	890	891	892	893	894
895	896	897	898	899	900
901	902	903	904	905	906
907	908	909	910	911	912
913	914	915	916	917	918
919	920	921	922	923	924
925	926	927	928	929	930
931	932	933	934	935	936
937	938	939	940	941	942
943	944	945	946	947	948
949	950	951	952	953	954
955	956	957	958	959	960
961	962	963	964	965	966
967	968	969	970	971	972
973	974	975	976	977	978
979	980	981	982	983	984
985	986	987	988	989	990
991	992	993	994	995	996
997	998	999	1000	1001	1002
1003	1004	1005	1006	1007	1008
1009	1010	1011	1012	1013	1014
1015	1016	1017	1018	1019	1020
1021	1022	1023	1024	1025	1026
1027	1028	1029	1030	1031	1032
1033	1034	1035	1036	1037	1038
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1093	1094	1095	1096	1097	1098
1099	1100	1101	1102	1103	1104
1105	1106	1107	1108	1109	1110
1111	1112	1113	1114	1115	1116
1117	1118	1119	1120	1121	1122
1123	1124	1125	1126	1127	1128
1129	1130	1131	1132	1133	1134
1135	1136	1137	1138	1139	1140
1141	1142	1143	1144	1145	1146
1147	1148	1149	1150	1151	1152
1153	1154	1155	1156	1157	1158
1159	1160	1161	1162	1163	1164
1165	1166	1167	1168	1169	1170
1171	1172	1173	1174	1175	1176
1177	1178	1179	1180	1181	1182
1183	1184	1185	1186	1187	1188
1189	1190	1191	1192	1193	1194
1195	1196	1197	1198	1199	1200
1201	1202	1203	1204	1205	1206
1207	1208	1209	1210	1211	1212
1213	1214	1215	1216	1217	1218
1219	1220	1221	1222	1223	1224
1225	1226	1227	1228	1229	1230
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1255	1256	1257	1258	1259	1260
1261	1262	1263	1264	1265	1266
1267	1268	1269	1270	1271	1272
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1279	1280	1281	1282	1283	1284
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1291	1292	1293	1294	1295	1296
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1303	1304	1305	1306	1307	1308
1309	1310	1311	1312	1313	1314
1315	1316	1317	1318	1319	1320
1321	1322	1323	1324	1325	1326
1327	1328	1329	1330	1331	1332
1333	1334	1335	1336	1337	1338
1339	1340	1341	1342	1343	1344
1345	1346	1347	1348	1349	1350
1351	1352	1353	1354	1355	1356
1357	1358	1359	1360	1361	1362
1363	1364	1365	1366	1367	1368
1369	1370	1371	1372	1373	1374
1375	1376	1377	1378	1379	1380
1381	1382	1383	1384	1385	1386
1387	1388	1389	1390		

BUTTE AVE

PINAL COUNTY ASSESSORS MAP BUTTE AVE

SEE MAP 200-38



Search Criteria (v. 2.0) (Parcel Number: 200-37-004-B)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (200-37-004B)	View Details
Link to This Parcel Print View	

Parcel Number 200-37-004B shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	200-37-004B (Taxing Information)		
Section:	32	Township:	04S
Range:	09E		
Atlas Number:	047-32	Map:	View Parcel Map
Property Description: (What is this?)			
N-165' OF E-1320' OF N 1/2 NW NW SEC 32-4S-9E 5.00 AC			

Primary Owner:	SWVP-GTIS MR LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	12790 EL CAMINO REAL STE 150
City:	SAN DIEGO
State:	CA
Zip Code:	92130

Date of Sale:	3/26/2010
Sale Amount:	\$27,650,400.00
Document(s):	
2010-028693	

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details	View Values
----------------------	--------------------

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Search Criteria (v. 2.0) (Parcel Number: 200-37-008-A)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (200-37-008A)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 200-37-008A shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:		200-37-008A (Taxing Information)		Primary Owner:		SWVP-GTIS MR LLC	
Section:		32	Township:		04S	Name 2:	
Range:		09E					
Atlas Number:		047-32	Map:		View Parcel Map		
Property Description: (What is this?)							
S1/2 NW NW OF SEC 32-4S-9E 20.00 AC							

Tax Bill Mailing Address	
Address:	12790 EL CAMINO REAL STE 150
City:	SAN DIEGO
State:	CA
Zip Code:	92130

Date of Sale:	3/26/2010	Property Address (Location):			
Sale Amount:	\$27,650,400.00				
Document(s):		Subdivision:			
2010-028693		Unit:		Block:	
		Lot:		Phase:	
		Cabinet:		Slide:	

No Personal Property Listed

Value Details	View Values
----------------------	--------------------

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Search Criteria (v. 2.0) (Parcel Number: 200-37-004-C)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (200-37-004C)	View Details
Link to This Parcel Print View	

Parcel Number 200-37-004C shows the following information for Tax Year: 2013 [Tax Year Chart](#)

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Parcel Number:</td> <td>200-37-004C (Taxing Information)</td> </tr> <tr> <td>Section: 32</td> <td>Township: 04S</td> </tr> <tr> <td>Range: 09E</td> <td></td> </tr> <tr> <td>Atlas Number:</td> <td>047-32</td> </tr> <tr> <td>Map:</td> <td>View Parcel Map</td> </tr> <tr> <td colspan="2">Property Description: (What is this?)</td> </tr> <tr> <td colspan="2">S-495' OF E-1320' OF N 1/2 NW NW SEC 32-4S-9E 15.00 AC</td> </tr> </table>	Parcel Number:	200-37-004C (Taxing Information)	Section: 32	Township: 04S	Range: 09E		Atlas Number:	047-32	Map:	View Parcel Map	Property Description: (What is this?)		S-495' OF E-1320' OF N 1/2 NW NW SEC 32-4S-9E 15.00 AC		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Primary Owner:</td> <td>SWVP-GTIS MR LLC</td> </tr> <tr> <td>Name 2:</td> <td></td> </tr> <tr> <td>In C/O:</td> <td></td> </tr> <tr> <td colspan="2" style="text-align: center;">Tax Bill Mailing Address</td> </tr> <tr> <td>Address:</td> <td>12790 EL CAMINO REAL STE 150</td> </tr> <tr> <td>City:</td> <td>SAN DIEGO</td> </tr> <tr> <td>State:</td> <td>CA</td> </tr> <tr> <td>Zip Code:</td> <td>92130</td> </tr> </table>	Primary Owner:	SWVP-GTIS MR LLC	Name 2:		In C/O:		Tax Bill Mailing Address		Address:	12790 EL CAMINO REAL STE 150	City:	SAN DIEGO	State:	CA	Zip Code:	92130
Parcel Number:	200-37-004C (Taxing Information)																														
Section: 32	Township: 04S																														
Range: 09E																															
Atlas Number:	047-32																														
Map:	View Parcel Map																														
Property Description: (What is this?)																															
S-495' OF E-1320' OF N 1/2 NW NW SEC 32-4S-9E 15.00 AC																															
Primary Owner:	SWVP-GTIS MR LLC																														
Name 2:																															
In C/O:																															
Tax Bill Mailing Address																															
Address:	12790 EL CAMINO REAL STE 150																														
City:	SAN DIEGO																														
State:	CA																														
Zip Code:	92130																														

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Date of Sale:</td> <td>3/26/2010</td> </tr> <tr> <td>Sale Amount:</td> <td>\$27,650,400.00</td> </tr> <tr> <td colspan="2">Document(s):</td> </tr> <tr> <td colspan="2">2010-028693</td> </tr> </table>	Date of Sale:	3/26/2010	Sale Amount:	\$27,650,400.00	Document(s):		2010-028693		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4">Property Address (Location):</td> </tr> <tr> <td colspan="4">Subdivision:</td> </tr> <tr> <td>Unit:</td> <td>Block:</td> <td>Lot:</td> <td>Phase:</td> </tr> <tr> <td>Cabinet:</td> <td colspan="2">Slide:</td> <td></td> </tr> </table>	Property Address (Location):				Subdivision:				Unit:	Block:	Lot:	Phase:	Cabinet:	Slide:		
Date of Sale:	3/26/2010																								
Sale Amount:	\$27,650,400.00																								
Document(s):																									
2010-028693																									
Property Address (Location):																									
Subdivision:																									
Unit:	Block:	Lot:	Phase:																						
Cabinet:	Slide:																								

No Personal Property Listed

Value Details	View Values
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Search Criteria (v. 2.0) (Parcel Number: 200-31-022-C)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (200-31-022C)	View Details
Link to This Parcel Print View	

Parcel Number 200-31-022C shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	200-31-022C (Taxing Information)		
Section:	30	Township:	04S
Range:	09E	Atlas Number:	047-30
Map:	View Parcel Map		
Property Description: (What is this?)			
S1/2 S1/2 OF SEC 30 4S-9E LYING S & E OF OLD N-RIGHT WAY LINE SPRR 121.80 AC			

Primary Owner:	SWWP-GTIS MR LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	12790 EL CAMINO REAL STE 150
City:	SAN DIEGO
State:	CA
Zip Code:	92130

Date of Sale:	3/26/2010	Property Address (Location):			
Sale Amount:	\$27,650,400.00	Subdivision:			
Document(s):		Unit:	Block:	Lot:	Phase:
2010-028693		Cabinet:		Slide:	

No Personal Property Listed

Value Details	View Values
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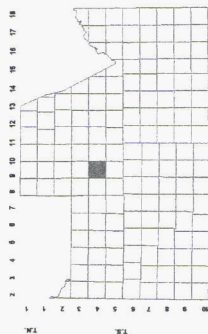
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BOOK - MAP

200-31

T.04S. R.09E.

LOCATION MAPS



TOWNSHIP			SECTION		
6	4	3	2	1	
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	28	26	27	28	26
31	32	33	34	35	36



Revised: 10/21/2011

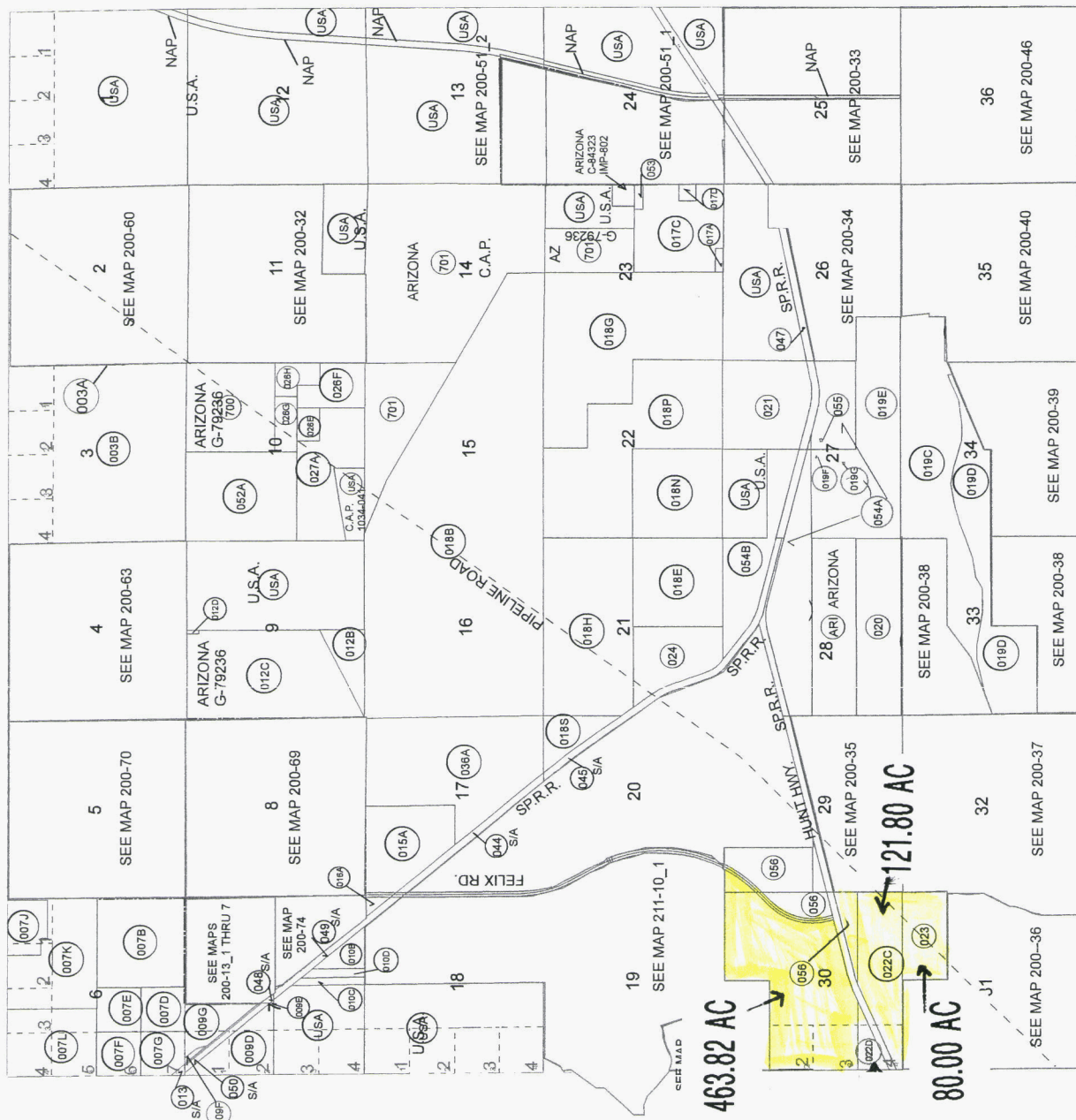
By: MBG



PINAL COUNTY
with open opportunity

Pinal County Assessor

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SWVP-GTIS MR LLC



Search Criteria (v. 2.0) (Parcel Number: 200-31-056-*)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (200-31-0560)	View Details
Link to This Parcel Print View	

Parcel Number 200-31-0560 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 150px;">Parcel Number:</td> <td>200-31-0560 (Taxing Information)</td> </tr> <tr> <td>Section:</td> <td>30</td> </tr> <tr> <td>Township:</td> <td>04S</td> </tr> <tr> <td>Range:</td> <td>09E</td> </tr> <tr> <td>Atlas</td> <td>047-30</td> </tr> <tr> <td>Map:</td> <td>View Parcel Map</td> </tr> <tr> <td colspan="2">Property Description: (What is this?)</td> </tr> <tr> <td colspan="2">THE W1/2 NW OF SEC 29-04S-09E AND N1/2 S1/2; S1/2 N1/2; AND N1/2 NE OF SEC 30-04S-09E EXCEPT ANY PORTION OF FELIX RD ROW AS DESC IN CAB H SLD 039 THEREOF 463.82 AC</td> </tr> </table>	Parcel Number:	200-31-0560 (Taxing Information)	Section:	30	Township:	04S	Range:	09E	Atlas	047-30	Map:	View Parcel Map	Property Description: (What is this?)		THE W1/2 NW OF SEC 29-04S-09E AND N1/2 S1/2; S1/2 N1/2; AND N1/2 NE OF SEC 30-04S-09E EXCEPT ANY PORTION OF FELIX RD ROW AS DESC IN CAB H SLD 039 THEREOF 463.82 AC		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 150px;">Primary Owner:</td> <td>SWVP-GTIS MR LLC</td> </tr> <tr> <td>Name 2:</td> <td></td> </tr> <tr> <td>In C/O:</td> <td></td> </tr> <tr> <td colspan="2" style="text-align: center;">Tax Bill Mailing Address</td> </tr> <tr> <td>Address:</td> <td>12790 EL CAMINO REAL STE 150</td> </tr> <tr> <td>City:</td> <td>SAN DIEGO</td> </tr> <tr> <td>State:</td> <td>CA</td> </tr> <tr> <td>Zip Code:</td> <td>92130</td> </tr> </table>	Primary Owner:	SWVP-GTIS MR LLC	Name 2:		In C/O:		Tax Bill Mailing Address		Address:	12790 EL CAMINO REAL STE 150	City:	SAN DIEGO	State:	CA	Zip Code:	92130
Parcel Number:	200-31-0560 (Taxing Information)																																
Section:	30																																
Township:	04S																																
Range:	09E																																
Atlas	047-30																																
Map:	View Parcel Map																																
Property Description: (What is this?)																																	
THE W1/2 NW OF SEC 29-04S-09E AND N1/2 S1/2; S1/2 N1/2; AND N1/2 NE OF SEC 30-04S-09E EXCEPT ANY PORTION OF FELIX RD ROW AS DESC IN CAB H SLD 039 THEREOF 463.82 AC																																	
Primary Owner:	SWVP-GTIS MR LLC																																
Name 2:																																	
In C/O:																																	
Tax Bill Mailing Address																																	
Address:	12790 EL CAMINO REAL STE 150																																
City:	SAN DIEGO																																
State:	CA																																
Zip Code:	92130																																

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 150px;">Date of Sale:</td> <td>3/26/2010</td> </tr> <tr> <td>Sale Amount:</td> <td>\$27,650,400.00</td> </tr> <tr> <td colspan="2">Document(s):</td> </tr> <tr> <td colspan="2">2010-028693</td> </tr> </table>	Date of Sale:	3/26/2010	Sale Amount:	\$27,650,400.00	Document(s):		2010-028693		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="6">Property Address (Location):</td> </tr> <tr> <td colspan="6">Subdivision:</td> </tr> <tr> <td>Unit:</td> <td></td> <td>Block:</td> <td></td> <td>Lot:</td> <td></td> </tr> <tr> <td>Cabinet:</td> <td></td> <td>Slide:</td> <td></td> <td>Phase:</td> <td></td> </tr> </table>	Property Address (Location):						Subdivision:						Unit:		Block:		Lot:		Cabinet:		Slide:		Phase:	
Date of Sale:	3/26/2010																																
Sale Amount:	\$27,650,400.00																																
Document(s):																																	
2010-028693																																	
Property Address (Location):																																	
Subdivision:																																	
Unit:		Block:		Lot:																													
Cabinet:		Slide:		Phase:																													

No Personal Property Listed

Value Details	View Values
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Search Criteria (v. 2.0) (Parcel Number: 200-31-023-*)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (200-31-0230)	View Details
Link to This Parcel Print View	

Parcel Number 200-31-0230 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number: 200-31-0230 (Taxing Information)	Primary Owner: SWWP-GTIS MR LLC
Section: 31 Township: 04S Range: 09E	Name 2:
Atlas Number: 047-31 Map: View Parcel Map	In C/O:
Property Description: (What is this?) N1/2 NE OF SEC 31-4S-9E 80.00 AC	Tax Bill Mailing Address
	Address: 12790 EL CAMINO REAL STE 150
	City: SAN DIEGO
	State: CA
	Zip Code: 92130

Date of Sale: 3/26/2010	Property Address (Location):
Sale Amount: \$27,650,400.00	Subdivision:
Document(s):	Unit: Block: Lot: Phase:
2010-028693	Cabinet: Slide:

No Personal Property Listed

Value Details	View Values
----------------------	--------------------

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SEC. 14 TN.03S RG.08E

SEE MAP 210-11

210-14

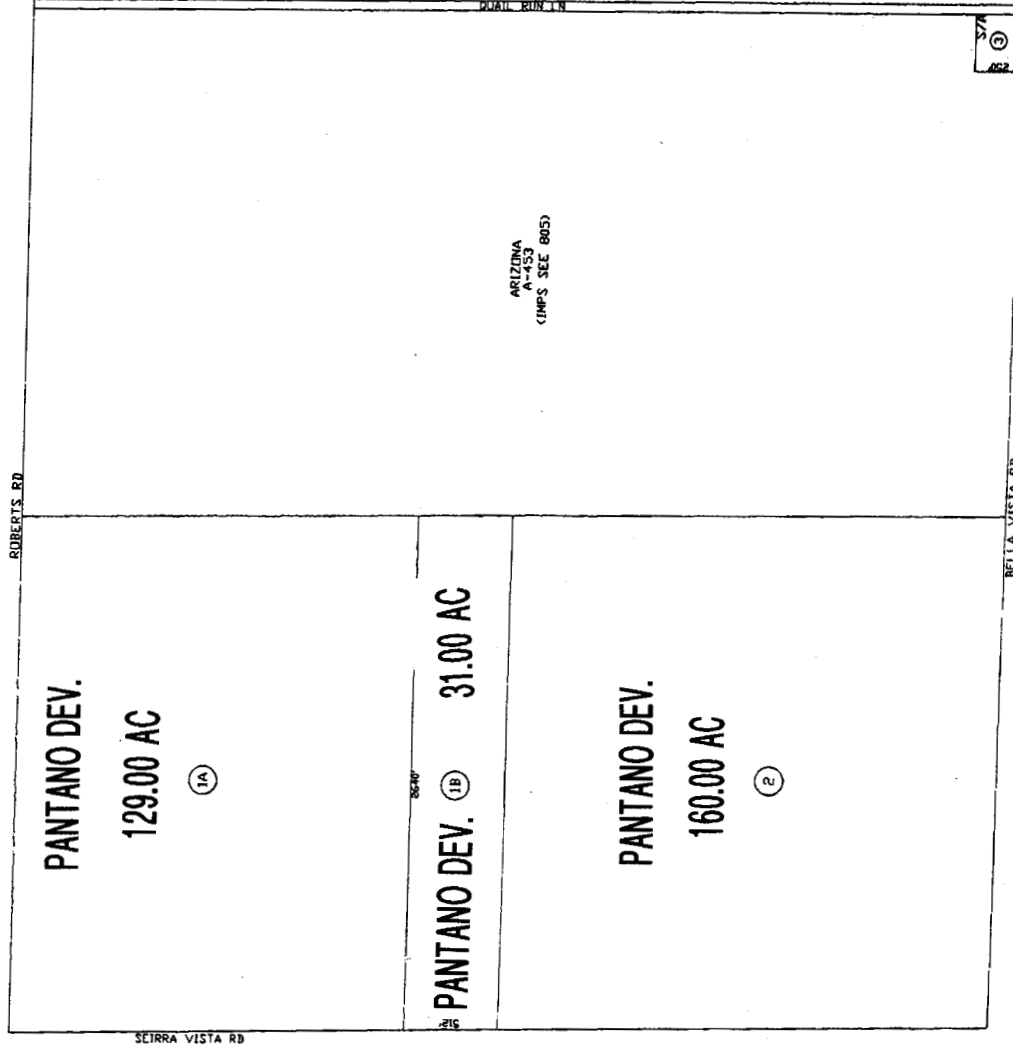
AREA CODE
0120

SPECIAL DISTRICTS
12666
16604

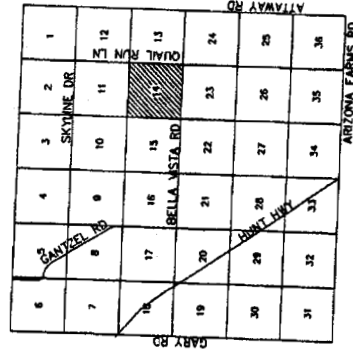
THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.

SEE MAP 210-15

SEE MAP 210-13



VICINITY MAP



SCALE: 1" = 600'

02-24-2005

PINAL COUNTY ASSESSORS MAP

Search Criteria (v. 2.0) (Section/Township/Range: S14-T03S-R08E)	New Search
Search Results (3 Entries)	Back to List
Parcel Details (210-14-001A)	View Details

 [Link to This Parcel](#)  [Print View](#)

Parcel Number 210-14-001A shows the following information for Tax Year: 2013 ▼ [Tax Year Chart](#)

Parcel Number: 210-14-001A (Taxing Information)				Primary Owner: PANTANO DEVELOPMENT BELLA VISTA LLC			
Section:	14	Township:	03S	Range:	08E	Name 2:	
Atlas Number:	-	Map:	View Parcel Map				
Property Description: (What is this?)							
NW OF SEC 14-3S-8E EXC THE S-512' THEREOF SEC 14-3S-8E 129.00 AC							
Tax Bill Mailing Address							
Address:				3408 N 60TH ST			
City:				PHOENIX			
State:				AZ			
Zip Code:				85018			
Date of Sale:				1/21/2000			
Sale Amount:				\$1,525,150.00			
Document(s):							
2010-020485							
Property Address (Location):							
Subdivision:							
Unit:		Block:		Lot:		Phase:	
Cabinet:				Slide:			

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------

Search Criteria (v. 2.0) (Section/Township/Range: S14-T03S-R08E)	New Search
Search Results (3 Entries)	Back to List
Parcel Details (210-14-001B)	View Details

 [Link to This Parcel](#)  [Print View](#)


Parcel Number 210-14-001B shows the following information for Tax Year: 2013 ▼ [Tax Year Chart](#)

Parcel Number: 210-14-001B (Taxing Information)	Primary Owner: PANTANO DEVELOPMENT BELLA VISTA LLC
Section: 14 Township: 03S Range: 08E	Name 2:
Atlas Number: - Map: View Parcel Map	In C/O:
Property Description: (What is this?) S-512' OF NW OF SEC 14-3S-8E 31.00 AC	Tax Bill Mailing Address
	Address: 3408 N 60TH ST
	City: PHOENIX
	State: AZ
	Zip Code: 85018
Date of Sale: 1/21/2000	Property Address (Location):
Sale Amount: \$155,000.00	Subdivision:
Document(s):	Unit: Block: Lot: Phase:
2010-020485	Cabinet: Slide:

No Personal Property Listed

Value Details	View Values
----------------------	--------------------

Search Criteria (v. 2.0) (Section/Township/Range: S14-T03S-R08E)	New Search
Search Results (3 Entries)	Back to List
Parcel Details (210-14-0020)	View Details

 [Link to This Parcel](#)  [Print View](#)

Parcel Number 210-14-0020 shows the following information for Tax Year: 2013  **[Tax Year Chart](#)**

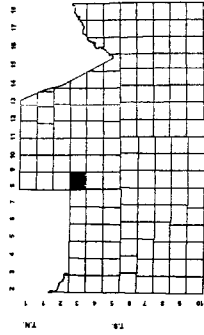
Parcel Number:		210-14-0020 (Taxing Information)			
Section:	14	Township:	03S	Range:	08E
Atlas Number:		-	Map:	View Parcel Map	
Property Description: (What is this?)					
SW OF SEC 14-3S-8E 160.00 AC					

BOOK - MAP

210-15

SEC. 15 T.03S. R.08E.

LOCATION MAP'S



TOWNSHIP

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36



Revised: 2/8/2012

By: TH



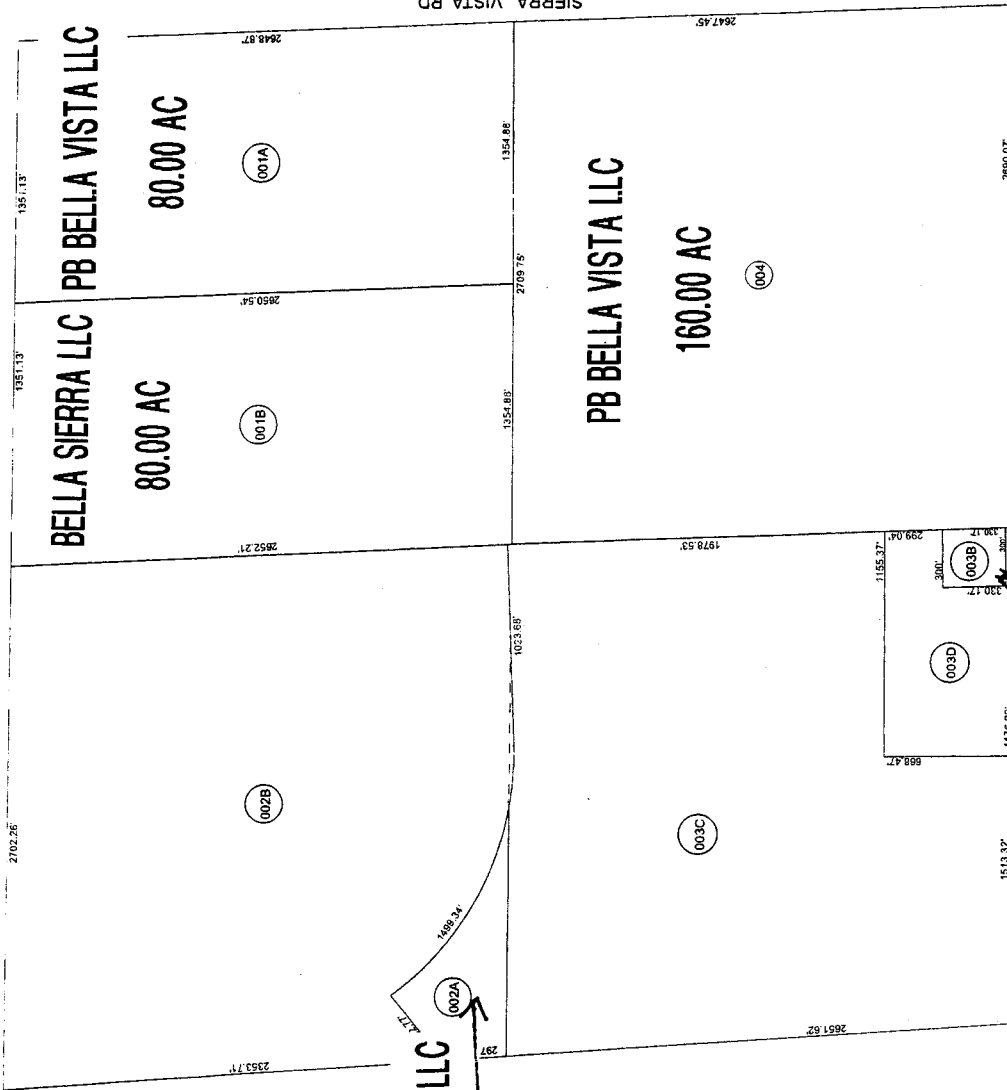
PINAL COUNTY
ASSessor's OFFICE

Pinal County Assessor

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SEE MAP 210-10

ROBERTS RD



BVF OPPORTUNITY LLC

8.85 AC

SI

SALT RIVER PROJECT

2.27 AC

Search Criteria (v. 2.0) (Section/Township/Range: S15-T03S-R08E)	New Search
Search Results (5 Entries)	Back to List
Parcel Details (210-15-001B)	View Details

 [Link to This Parcel](#)  [Print View](#)

Parcel Number 210-15-001B shows the following information for Tax Year: 2013 ▼ [Tax Year Chart](#)

Parcel Number: 210-15-001B (Taxing Information)				Primary Owner: BELLA SIERRA LLC	
Section: 15	Township: 03S	Range: 08E			
Atlas Number: - Map: View Parcel Map			Name 2:		
Property Description: (What is this?) W1/2 NE OF SEC 15-3S-8E 80.00 AC			In C/O:		
			Tax Bill Mailing Address		
			Address: 4159 W MILKY WAY		
			City: CHANDLER		
			State: AZ		
			Zip Code: 85226		
Date of Sale: Not Given			Property Address (Location):		
Sale Amount: Not Given			4445 E ROBERTS RD		
Document(s):			SAN TAN VALLEY AZ 85143		
2005-028139			View Map		
			* Property Address refers to a geographical location: it may not match the mailing address city or zip code		
			Subdivision:		
Unit:		Block:	Lot:	Phase:	
Cabinet:		Slide:			

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------

Search Criteria (v. 2.0) (Section/Township/Range: S15-T03S-R08E)	New Search
Search Results (5 Entries)	Back to List
Parcel Details (210-15-002A)	View Details

 [Link to This Parcel](#)  [Print View](#)

Parcel Number 210-15-002A shows the following information for Tax Year: 2013 ▼ [Tax Year Chart](#)

Parcel Number: 210-15-002A (Taxing Information)	Primary Owner: BVF OPPORTUNITY LLC
Section: 15 Township: 03S Range: 08E	Name 2:
Atlas Number: - Map: View Parcel Map	In C/O:
Property Description: (What is this?) BEGINNING @ THE W/4 CORNER OF SEC 15-3S-8E TH N-297.84 TH N 51D-02-41E 502.77 TO NON-TANGENT CURVE CONCAVE NE HAVING A RADIUS OF 1500 THE CTR WHICH BEARS N54D-58-49E TH SELY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57-16-14 AN ARC TO THE SOUTHLINE OF THE NW/4 OF SEC 15 TH WEST TO THE W/4 CORNER SAID POB. 8.85 AC	Tax Bill Mailing Address
	Address: 17700 N PACESETTER WAY SUITE 100
	City: SCOTTSDALE
	State: AZ
	Zip Code: 85255
Date of Sale: 9/30/2011	Property Address (Location):
Sale Amount: \$8,647,300.00	Subdivision:
Document(s):	Unit: Block: Lot: Phase:
2011-080005	Cabinet: Slide:
2011-001297	

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------

Search Criteria (v. 2.0) (Section/Township/Range: S15-T03S-R08E)	New Search
Search Results (5 Entries)	Back to List
Parcel Details (210-15-001A)	View Details

 [Link to This Parcel](#)  [Print View](#)

Parcel Number 210-15-001A shows the following information for Tax Year: 2013  **Tax Year Chart**

Parcel Number: 210-15-001A (Taxing Information)				Primary Owner: PB BELLA VISTA LLC			
Section: 15	Township: 03S	Range: 08E		Name 2:			
Atlas Number: - Map: View Parcel Map				In C/O:			
Property Description: (What is this?) E1/2 NE OF SEC 15-3S-8E 80.00 AC (1)				Tax Bill Mailing Address			
				Address: 3408 N 60TH ST			
				City: PHOENIX			
				State: AZ			
				Zip Code: 85018			
Date of Sale: 1/21/2000				Property Address (Location):			
Sale Amount: \$1,239,900.00							
Document(s):				Subdivision:			
2010-020480				Unit: Block: Lot: Phase:			
				Cabinet: Slide:			

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------

Search Criteria (v. 2.0) (Section/Township/Range: S15-T03S-R08E)	New Search
Search Results (5 Entries)	Back to List
Parcel Details (210-15-0040)	View Details

 [Link to This Parcel](#)  [Print View](#)

Parcel Number 210-15-0040 shows the following information for Tax Year: 2013  **[Tax Year Chart](#)**

Parcel Number: 210-15-0040 (Taxing Information)				Primary Owner: PB BELLA VISTA LLC	
Section: 15	Township: 03S	Range: 08E		Name 2:	
Atlas Number: -		Map: View Parcel Map		In C/O:	
Property Description: (What is this?) SE OF SEC 15-3S-8E 160.00 AC				Tax Bill Mailing Address	
				Address: 3408 N 60TH ST	
				City: PHOENIX	
				State: AZ	
				Zip Code: 85018	
Date of Sale: 1/21/2000				Property Address (Location):	
Sale Amount: \$1,239,900.00					
Document(s):				Subdivision:	
2010-020480				Unit: Block: Lot: Phase:	
				Cabinet: Slide:	

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------

Search Criteria (v. 2.0) (Section/Township/Range: S15-T03S-R08E)	New Search
Search Results (5 Entries)	Back to List
Parcel Details (210-15-003B)	View Details

 [Link to This Parcel](#)  [Print View](#)

Parcel Number 210-15-003B shows the following information for Tax Year: 2013  **[Tax Year Chart](#)**

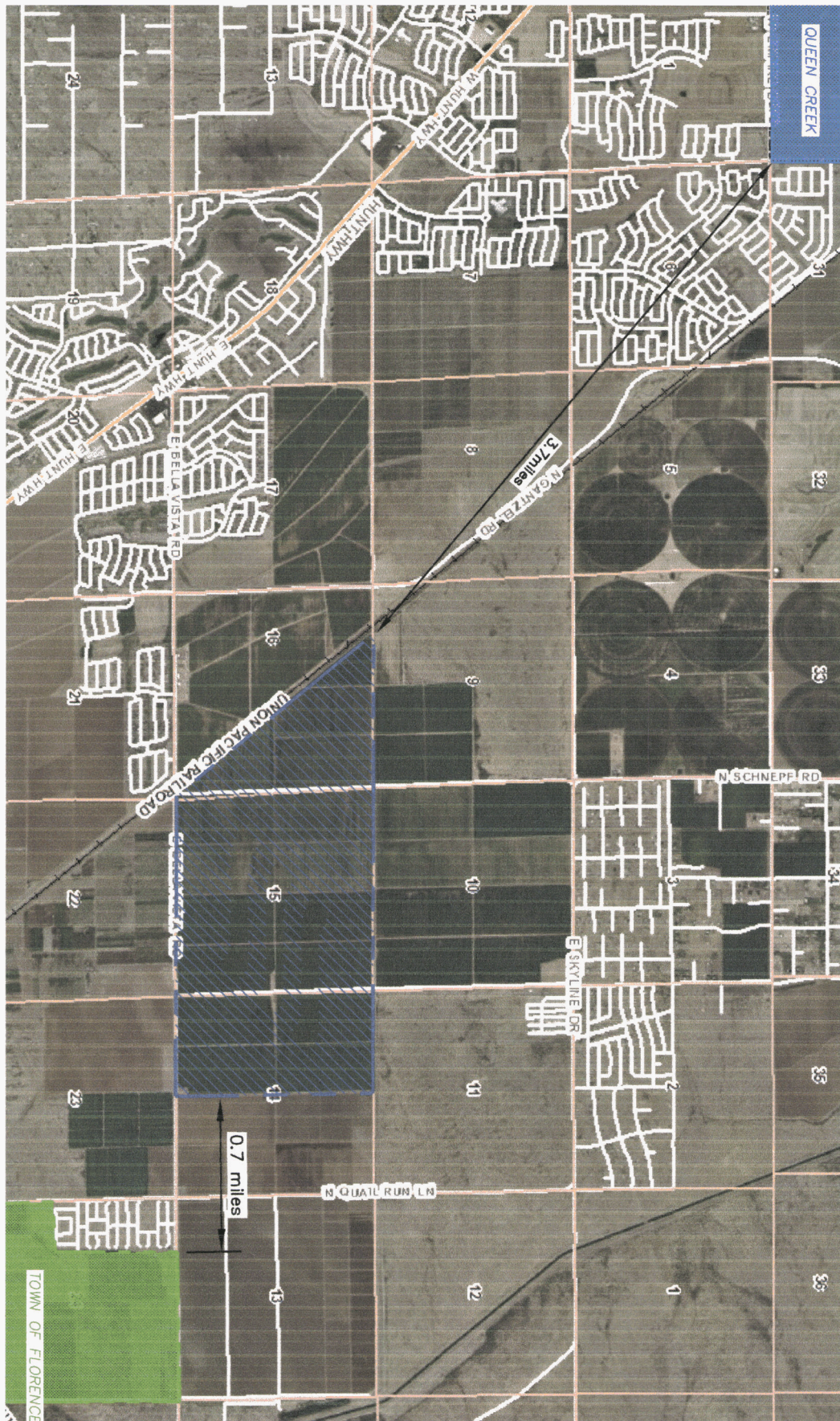
Parcel Number: 210-15-003B (Taxing Information)	Primary Owner: SALT RIVER PROJECT AG IMP & POWER DIST
Section: 15 Township: 03S Range: 08E	Name 2:
Atlas Number: - Map: View Parcel Map	In C/O:
Property Description: (What is this?) THE S-370.00 OF THE E-300.00 OF SE SE SW OF SEC 15-03S-08E EXCEPT THE S-40.00 THEREOF 2.27 AC	Tax Bill Mailing Address
	Address: PO BOX 52025
	City: PHOENIX
	State: AZ
	Zip Code: 85072
Date of Sale: Not Given	Property Address (Location):
Sale Amount: Not Given	Subdivision:
Document(s):	Unit: Block: Lot: Phase:
2006-146184	Cabinet: Slide:

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------

The eastern portion of Section 16 to be included in the Expansion is owned by Vintage Farms, LLC and consists of 257.53 acres. A detailed map will be filed separately with this docket.

Attachment 12



DRAWN

DATE

SCALE



SPECIFIC ENGINEERING, LLC.

8030 E. SHEA BOULEVARD SUITE 220
SCOTTSDALE, ARIZONA 85254
Phone: (480) 988-6339
Fax: (480) 988-6437



Attachment 13

EXHIBIT A
WATER DIVISION

MONTHLY USAGE CHARGE:

5/8" x 3/4" Meter	\$11.00
3/4" Meter	16.50
1" Meter	27.50
1-1/2" Meter	55.00
2" Meter	88.00
3" Meter	176.00
4" Meter	275.00
6" Meter	550.00
8" Meter	880.00
10" Meter	1,265.00

COMMODITY CHARGES

(Residential, Commercial, Industrial)

All Meter Sizes

Gallons Included in Minimum 0

5/8-Inch Meter (Residential)

0 to 4,000 Gallons \$1.7600

4,001 to 10,000 Gallons 2.1400

Over 10,000 Gallons 2.4960

**3/4-Inch Meter Commercial, Industrial, Irrigation
and Public Authority**

0 to 10,000 Gallons

Over 10,000 Gallons

1-Inch Meter

From 1 to 32,000 Gallons 2.1400

Over 32,000 Gallons 2.4960

1-1/2-Inch Meter

From 1 to 88,000 Gallons 2.1400

Over 88,000 Gallons 2.4960

2-Inch Meter

From 1 to 156,000 Gallons 2.1400

Over 156,000 Gallons 2.4960

3-Inch Meter

From 1 to 339,000 Gallons 2.1400

Over 339,000 Gallons 2.4960

4-Inch Meter

From 1 to 545,000 Gallons 2.1400

Over 545,000 Gallons 2.4960

6-Inch Meter

From 1 to 1,120,000 Gallons 2.1400

Over 1,120,000 Gallons 2.4960

8-Inch Meter

From 1 to 1,800,000 Gallons 2.1400

Over 1,800,000 Gallons 2.4960

10-Inch Meter

From 1 to 2,600,000 Gallons 2.1400

Over 2,600,000 Gallons 2.4960

Construction Water 2.4960

Central Arizona Water See Tariff

EXHIBIT A WASTEWATER DIVISION

Monthly Minimum Charge	PER DECISION NO. 71854	NEW RATES PER ARS 40-252
Meter Sizes (All Zones and Classes)		
5/8 Inch	\$ 29.8100	\$ 35.7700
3/4 Inch	\$ 32.7900	\$ 39.3500
1 Inch	\$ 41.7300	\$ 50.0800
1 1/2 Inch	\$ 53.6508	\$ 64.3900
2 Inch	\$ 86.4400	\$ 103.7300
3 Inch	\$ 327.8700	\$ 393.4700
4 Inch	\$ 625.9300	\$ 751.1700
6 Inch	\$ 864.3700	\$ 1,037.3300
8 Inch	\$ 1,092.6000	\$ 1,430.8000
10 inch	\$ 1,748.3300	\$ 2,056.7800
Effluent per 1,000 gallons	\$ 0.5280	\$ 0.6300
per acre foot	\$ 170.3200	\$ 205.2900
Service Charges		
Establishment	\$ 25.00	\$ 25.00
Establishment (After hours)	\$ 40.00	\$ 40.00
Deposit Requirement (Residential)	(a)	(a)
Deposit Requirement (Non Residential Meter)	(a)	(a)
Deposit Interest	(b)	(b)
Re-Establishment (With-in 12 months)	(c)	(c)
Re-Establishment (After Hours)	(c)	(c)
NSF Check	15.00	15.00
Deferred Payment, Per Month	1.50%	1.50%
After Hours service charge, per Rule R14-2-603D	Refer to Above Charges	Refer to Above Charges
Late Charge per month	40.00	1.50%
Service Line Connection Charge	350.00	350.00
Main Extension Tariff, per Rule R14-2-606B except refunds shall be based upon five percent (5%) of gross revenues from bonafide customers, until all advances are fully refunded to Developer.	Cost N/A	Cost (d)
Off-site Facilities Hook-up Fee		

- (a) Residential - two times the estimated average monthly bill. Non-residential - two and one-half times the estimated maximum monthly bill.
- (b) Interest per Rule R14-2-603(B).
- (c) Minimum charge times number of full months off the system. per Rule R14-2-603(B).
- (d) New wastewater installations. May be assessed only once per parcel, service connection, or lot within a sub-division.

Attachment 14



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

KATHLEEN C. FELIX

DATE: 12/08/98 TIME: 1636

FEE : 0.00

PAGES: 6

FEE NO: 1998-050223

Expansion and Amendment Of The Johnson Utility Water and Sewer Franchise

WHEREAS, Johnson Utilities L.L.C. had received a water and sewer franchise from Pinal County to establish and maintain water and sewer services on Johnson Utilities L.L.C., see document number 1995-033065 in the Office of the Pinal County Recorder (hereinafter "Original Franchise").

WHEREAS, Johnson Utilities L.L.C., a(n) Arizona corporation, duly authorized to conduct business in the State of Arizona, has duly filed and presented to the Board of Supervisors of the County of Pinal, State of Arizona, its application for expansion of the Original Franchise for the purpose of constructing, operating and maintaining water and sewer lines and related appurtenances along, under and across the public streets, alleys and highways, except federal and state highways, within the unincorporated area of Pinal County, Arizona, as described in Exhibit "A" attached hereto (hereinafter "Expansion").

WHEREAS, upon filing of Johnson Utilities L.L.C.'s application for the Expansion, the Board of Supervisors of Pinal County ordered a public notice of its intent to consider the granting of the Expansion to be published in a newspaper of general circulation, in Pinal County, Arizona, stating the time and place for consideration of the Expansion was set for 10: 00 A.M. on November 4, 1998, at the Pinal County Board of Supervisors' Hearing Room, Administration Building No. 1, Florence, Arizona.

WHEREAS, said application for the Expansion and Amendment having come on regularly for hearing at 11:30 A.M. on November 4, 1998; and it appearing from the affidavit of the publisher of the Casa Grande Valley Newspaper that due and regular notice of said time and place set for the consideration of such action has been published for at least once a week for three consecutive weeks prior to said hearing date, to-wit: in the issues of the Florence Reminder and Blade-Tribune published on October 15, 1998, October 22, 1998, and October 29, 1998; and the matter being called for hearing at 11:30 A.M., and an opportunity having been given to all interested parties to be heard.

WHEREAS, the Board of Supervisors of Pinal County has the power to amend an existing franchise under its general police powers in such matters.

NOW, THEREFORE,

Section 1: DEFINITIONS

The following terms used in this expansion and amendment of the Original Franchise shall have the following meanings:

- A. County: Pinal County, Arizona
- B. Board: Board of Supervisors of Pinal County, Arizona.
- C. Grantor: Pinal County, by and through its Board of Supervisors
- D. Grantee: Johnson Utilities L.L.C., a(n) Arizona corporation, its successors and assigns
- E. Grantee's Facilities: water and sewer lines and related appurtenances

Section 2: GRANT

Grantor, on November 4, 1998, hereby grants to Grantee, for a period of time not to exceed the Original Franchise, this expanded and amended franchise (hereinafter "Second Amended Franchise") for the purpose of constructing, operating and maintaining water and sewer lines and related appurtenances along, under and across public streets, alleys and highways, except federal and state highways, under the terms and conditions set forth herein within the unincorporated area of Pinal County, Arizona, as described in the Expansion and the Original Franchise (hereinafter "Franchise Area").

Section 3: ACCEPTANCE BY GRANTEE / EFFECTIVE DATE FRANCHISE

The Second Amended Franchise shall be accepted by Grantee by written instrument in the form attached hereto as Exhibit "B" (hereinafter "Acceptance"), executed and acknowledged by it as a deed is required to be, and filed with the Clerk of the Pinal County Board of Supervisors within thirty days after the date this Second Amended Franchise is accepted by County. This Second Amended Franchise shall be effective upon delivery of the Acceptance to the Clerk of the Pinal County Board of Supervisors in the form required and within the time specified above.

Section 4: LIMITS ON GRANTEE'S RECOURSE

- A. Grantee by its acceptance of the Second Amended Franchise acknowledges such acceptance relies upon grantee's own investigation and understanding of the power and authority of the County to grant said franchise. Grantee by its acceptance of the Second Amended Franchise accepts the validity of the terms and conditions of the Second Amended Franchise in their entirety and agrees it

will not, at any time, proceed against County in any claim or proceeding challenging any term or provision of the Second Amended Franchise as unreasonable, arbitrary or void, or that County did not have the authority to impose such term or condition.

B. Grantee by accepting the Second Amended Franchise acknowledges that it has not been induced to accept the same by any promise, verbal or written, by or on behalf of County or by any third person regarding any term or condition of the Second Amended Franchise not expressed therein. Grantee by its acceptance of the Second Amended Franchise further pledges that no promise or inducement, oral or written, has been made to any employee or official of County regarding receipt of the Second Amended Franchise.

C. Grantee by its acceptance of the Second Amended Franchise further acknowledges that it has carefully read the terms and conditions of the Second Amended Franchise and accepts without reservation the obligations imposed by the terms and conditions herein.

D. In case of conflict or ambiguity between the Second Amended Franchise and the Original Franchise, the provision which provides the greatest benefit to County, as determined solely by County, shall prevail.

E. The Board's decision concerning its selection and awarding of the Second Amended Franchise shall be final.

Section 5: SEVERABILITY

If any section, provision, term or covenant or any portion of any section, provision, term or covenant of the Second Amended Franchise is determined to be illegal, invalid or unconstitutional, by any court of competent jurisdiction or by any state or federal regulatory agency having jurisdiction thereof, such determination shall have no effect on any remaining portion of such section, provision, term or covenant or the remaining sections, provisions, terms or covenants of the Second Amended Franchise, all of which will remain in full force and effect for the term of the Second Amended Franchise or any renewal or renewals thereof.

Section 6: NOTICE

Notices required under the Second Amended Franchise shall be delivered or sent by certified mail, postage prepaid to:

Grantor:

Clerk of the Pinal County Board of Supervisors
P.O. Box 827
31 N. Pinal
Florence, Arizona 85232

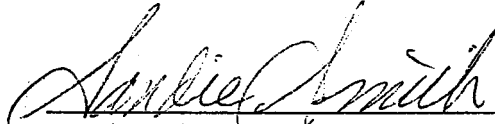
Grantee:

Johnson Utilities L.L.C.
5320 E. Shea Blvd.
Scottsdale, Arizona 85254

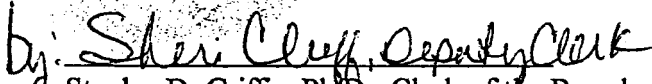
The delivery or mailing of such notice shall be equivalent to direct personal notice and shall be deemed to have been given at the time of delivery. Either party may change its address under this section by written notice to the other party.

IN WITNESS WHEREOF, the Board of Supervisors of Pinal County, Arizona, by its Chairman and its Clerk, thereunto duly authorized, has hereunto set its hand and cause its official seal to be affixed on November 4, 1998.

PINAL COUNTY BOARD OF SUPERVISORS


Sandie Smith, Chairman 11-4-98


ATTEST:

by: 
Stanley D. Griffis, Ph.D., Clerk of the Board

APPROVED AS TO FORM:

ROBERT CARTER OLSON
PINAL COUNTY ATTORNEY

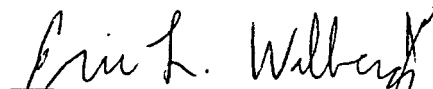

Eric L. Walberg, Deputy County Attorney

Exhibit A

JOHNSON UTILITIES
FRANCHISE EXTENSION APPLICATION

All areas within the following described Sections not previously franchised to the Applicant:

Sections 35 and 36, all in Township 3 South Range 7 East

- Sections 13 through 36, all in Township 3 South Range 8 East

- Sections 16 through 21 and 28 through 33, all in Township 3 South Range 9 East

Sections 1 through 4, 10 through 14 and 23 through 26, all in Township 4 South Range 8 East

Sections 4 through 9, all in Township 4 South Range 9 East

Exhibit B

SAMPLE ACCEPTANCE OF EXPANDED AND AMENDED FRANCHISE

To: Board of Supervisors Pinal County, Arizona

Grantee, Johnson Utilities L.L.C., a(n) Arizona corporation, does hereby accept the _____ grant of an Second Amended Franchise from Pinal County, Arizona, to construct, operate, and maintain water and sewer lines and related fixtures along, under and across present and future public streets, alleys and highways, except state highways, within the unincorporated area of Pinal County, Arizona, as described in the Application, a copy of which is attached to the Second Amended Franchise, which is made a part hereof.

Grantee unconditionally accepts the franchise and covenants to faithfully comply with, abide by, to observe and perform all the provisions, terms and conditions of the Second Amended Franchise. Grantee accepts such provisions, terms and conditions and expressly waives any and all objections to the reasonableness or legality of any provisions of the same or any part thereof, or as to the legal right or authority of the County of Pinal to impose the same.

Grantee declares that the statements and recitals in said Second Amended Franchise are correct, and Grantee declares it has made and does make the agreement, statements and admissions in said Second Amended Franchise recited to have been or to be made by Grantee.

attyciv\franchise\19981799 E&A Franchise Final



KATHLEEN C. FELIX

DATE: 12/08/98 TIME: 1636
FEE : 0.00
PAGES: 2
FEE NO: 1998-050224

mail to:

Board of Supervisors

na 85232

(The above space reserved for recording information)

CAPTION HEADING

Acceptance of Expanded and Amended Franchise

ACCEPTANCE OF EXPANDED AND AMENDED FRANCHISE

To: Board of Supervisors Pinal County, Arizona

Grantee, Johnson Utilities L.L.C., a(n) Arizona corporation, does hereby accept the November 4, 1998 grant of an Second Amended Franchise from Pinal County, Arizona, to construct, operate, and maintain water and sewer lines and related fixtures along, under and across present and future public streets, alleys and highways, except state highways, within the unincorporated area of Pinal County, Arizona, as described in the Application, a copy of which is attached to the Second Amended Franchise, which is made a part hereof.

Grantee unconditionally accepts the franchise and covenants to faithfully comply with, abide by, to observe and perform all the provisions, terms and conditions of the Second Amended Franchise. Grantee accepts such provisions, terms and conditions and expressly waives any and all objections to the reasonableness or legality of any provisions of the same or any part thereof, or as to the legal right or authority of the County of Pinal to impose the same.

Grantee declares that the statements and recitals in said Second Amended Franchise are correct, and Grantee declares it has made and does make the agreement, statements and admissions in said Second Amended Franchise recited to have been or to be made by Grantee.

Dated this 16 day of November, 1998.

Johnson Utilities L.L.C.

By: [Signature]

Title: Manager

STATE OF ARIZONA)
) ss.
County of)

The foregoing instrument was acknowledged before me this 16 day of November, 1998, by George H Johnson, Manager of Johnson Utilities, a(n) Arizona corporation, and being authorized to do so, executed the foregoing instrument on behalf of the corporation for the purposes therein stated.

Christine M Dermody
Notary Public

My Commission Expires:

June 9, 2002



Attachment 15

JAN 6 2009

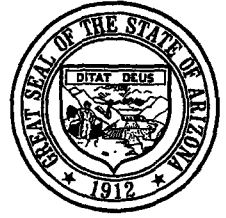
ARIZONA DEPARTMENT OF WATER RESOURCES

Office of Assured and Adequate Water Supply

3550 North Central Ave., 2nd Floor, Phoenix, AZ 85012

Telephone 602 771-8599

Fax 602 771-8689



JANET NAPOLITANO
Governor

HERB GUENTHER
Director

January 5, 2009

Brian Tompsett
Johnson Utilities, LLC
5230 E. Shea Blvd. Suite 200
Scottsdale, AZ 85254

Re: Designation of Assured Water Supply (DWR No. 86-400665.0001) Johnson Utilities-Phx

Dear Mr. Tompsett:

I am pleased to inform you that the Department of Water Resources has approved the application for a Designation of Assured Water Supply for Johnson Utilities-Phoenix. We have enclosed the formal Decision and Order. The Decision and Order includes an itemization of Johnson Utilities-Phoenix's responsibilities in maintaining the Designation.

Johnson Utilities-Phoenix's status as a designated water provider demonstrates that Johnson is taking a long-term perspective in managing water resources. Johnson Utilities-Phoenix's commitment to sound water management represents a major contribution to the State's water management goal of achieving safe-yield in the Phoenix Active Management Area.

If you have any questions regarding these documents, please contact me at (602) 771-8504.

Sincerely,

A handwritten signature in black ink, appearing to read "John Schneeman".

John Schneeman, Manager
Assured and Adequate Water Supply

JFS/rbo

cc: via electronic mail

Ms. Cindy Ferrin, Arizona Department of Real Estate
Michael Pearce, Maguire & Pearce
J. Scott Miller, Director, Phoenix AMA

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DEPARTMENT OF WATER RESOURCES

BEFORE THE DIRECTOR

**IN THE MATTER OF THE APPLICATION OF JOHNSON
UTILITIES , LLC FOR A DESIGNATION AS HAVING AN
ASSURED WATER SUPPLY IN THE PHOENIX ACTIVE
MANAGEMENT AREA**

)
) **AWS No. 2009-001**
)
) **DECISION AND ORDER**
)
) **No. 86-400665.0001**

I. INTRODUCTION

On July 9, 2007, the Department of Water Resources ("Department") received an application from Johnson Utilities, LLC dba Johnson Utilities Phoenix ("Johnson-Phoenix") requesting that the Department modify Johnson-Phoenix's designation of assured water supply pursuant to A.R.S. § 45-576 *et seq.* and A.A.C. R12-15-701 *et seq.* On December 27, 2007 and January 3, 2008, the Department gave public notice of the application pursuant to A.R.S. § 45-578 and no objections to the application were filed with the Department.

After receiving Johnson-Phoenix's application to modify its designation of assured water supply, the Department reviewed relevant information regarding the modification request, including: 1) hydrologic information on file with the Department; 2) information regarding consistency with the management plan and the management goal of the Phoenix Active Management Area ("AMA"); and 3) information regarding Johnson-Phoenix's financial capability to construct the necessary delivery system, treatment works and storage facilities. Based on that information, the Department makes the following Findings of Fact, Conclusions of Law and Order of Designation and Conditions of Designation:

II. FINDINGS OF FACT

A. General

1. Johnson-Phoenix is a private water company subject to the jurisdiction of the Arizona Corporation Commission ("ACC").

2. Johnson-Phoenix provides domestic water service within the boundaries of its certificate of convenience and necessity ("CC&N"), as approved by the ACC.
3. Johnson-Phoenix currently serves water through its municipal distribution system to its customers within the Phoenix AMA.
4. On August 12, 2003, Johnson-Phoenix was designated as having an assured water supply in Decision and Order AWS 2003-004, No. 26-40665.0000.

B. Water Demands

5. Johnson-Phoenix's current demand as of calendar year 2007 is 7,817 acre-feet per year ("current demand").
6. Johnson-Phoenix's committed demand as of calendar year 2007 is 2,945 acre-feet per year ("committed demand").
7. Johnson-Phoenix's projected demand in 2028 is 7,392 acre-feet per year ("2028 projected demand"). The 2028 projected demand does not include the current demand or the committed demand, but does include the demand at build-out of plats reasonably projected to be approved through calendar year 2028.
8. Johnson-Phoenix's annual estimated water demand in 2028, which is the sum of its current demand, committed demand and 2028 projected demand, is 18,154 acre-feet per year ("2028 annual estimated water demand").

C. Groundwater: Physical, Continuous and Legal Availability and Consistency with the Management Goal

9. Johnson-Phoenix has the right to withdraw and deliver groundwater to its customers pursuant to service area right No. 56-002346.0000.
10. Historic hydrologic information demonstrates that depth-to-static water levels within the Johnson-Phoenix service area currently range from approximately 300 feet to 700 feet below land surface.
11. Johnson-Phoenix has demonstrated that after withdrawing 18,154 acre-feet per year of groundwater for 100 years, the depth-to-static water level within Johnson-Phoenix's service area is not expected to exceed 1,000 feet below land surface.

- 1 12. As of the date of this Decision and Order, Johnson-Phoenix's current groundwater allowance is
2 0.00 acre-feet per year, pursuant to A.A.C. R12-15-724(A)(2).
- 3 13. Pursuant to A.A.C. R12-15-724(A)(4), the Director shall add a volume for incidental recharge to
4 Johnson-Phoenix's groundwater allowance for each calendar year, based on its total water use
5 from any source in the previous calendar year.
- 6 14. Johnson-Phoenix is a member service area of the Central Arizona Groundwater Replenishment
7 District ("CAGRD"). The August 27, 2007 Member Service Area Agreement between Johnson-
8 Phoenix and the CAGRD ("Agreement") provides that the amount of Excess Groundwater, as
9 defined in the Agreement, delivered by Johnson-Phoenix shall not exceed 18,154 acre-feet per
10 year.
- 11 15. The Director has made a determination, which has not expired, that the most recent CAGRD
12 Plan of Operation is consistent with achieving the management goal of the Phoenix AMA.
- 13 16. As of the date of this decision and order, the CAGRD is in compliance with its groundwater
14 replenishment obligation for the Phoenix AMA.
- 15 17. Johnson-Phoenix has demonstrated that it has constructed wells of sufficient capacity to satisfy
16 a portion of its 2028 annual estimated groundwater demand of 18,154 acre-feet per year for at
17 least 100 years.
- 18 18. Pursuant to R12-15-717(B), Johnson-Phoenix has demonstrated that it will construct additional
19 wells of sufficient capacity to meet the remainder of its 2028 annual estimated groundwater
20 demand of 18,154 acre-feet per year for at least 100 years.

21 **D. Consistency with the Management Plan**

- 22 19. Johnson-Phoenix is currently regulated as a large municipal provider under the Municipal
23 Conservation Program in the Third Management Plan for the Phoenix AMA ("Management
24 Plan"). As of the date the application was filed, Johnson-Phoenix has not been found to be out
25 of compliance with the Management Plan.
26

1 **E. Water Quality**

- 2 20. Johnson-Phoenix is regulated by the Arizona Department of Environmental Quality as a public
3 water system pursuant to A.R.S. § 49-351, *et seq.*

4 **F. Financial Capability**

- 5 21. Johnson-Phoenix has constructed some of the necessary delivery system and storage facilities
6 to satisfy its 2028 annual estimated water demand.
7 22. Pursuant to R12-15-720(C)(4), Johnson-Phoenix has received approval from the ACC for
8 financing the construction of adequate delivery, storage and treatment works.

9 **III. CONCLUSIONS OF LAW**

10 Having reviewed the Findings of Fact, the Department makes the following Conclusions of Law:

- 11 1. Johnson-Phoenix has demonstrated that 18,154 acre-feet per year of groundwater will be
12 physically, continuously and legally available for at least 100 years. This volume 18,154 acre-
13 feet per year, is equivalent to the 2028 annual estimated water demand of 18,154 acre-feet per
14 year. See Attachment A to this Decision and Order.
15 2. For purposes of A.A.C. R12-15-716(B)(3)(c)(ii), Johnson-Phoenix's annual estimated water
16 demand to be met with groundwater is 18,154 acre-feet per year.
17 3. In accordance with A.A.C. R12-15-722, Johnson-Phoenix has demonstrated that its projected
18 use of groundwater is consistent with the management goal of the Phoenix AMA.
19 4. The water supply served by Johnson-Phoenix will be of adequate quality pursuant to A.A.C.
20 R12-15-719.
21 5. In accordance with A.A.C. R12-15-721, Johnson-Phoenix meets the standard established for
22 determining consistency with the Management Plan for the Phoenix AMA.
23 6. Johnson-Phoenix has satisfied the financial capability criteria prescribed in A.A.C. R12-15-720.
24 7. Johnson-Phoenix has satisfied all the requirements for a designation of an assured water
25 supply.
26

1 **IV. ORDER OF DESIGNATION AND CONDITIONS OF DESIGNATION**

2 Having reviewed the Findings of Fact and Conclusions of Law, the Department hereby issues
3 this Decision and Order designating Johnson-Phoenix as having an assured water supply, subject to
4 the following conditions:

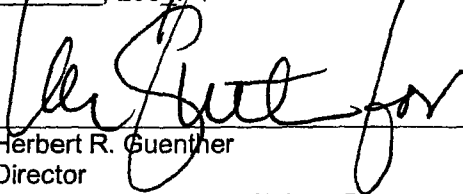
- 5 1. The Director reserves the right under A.A.C. R12-15-711(C) to periodically review and modify
6 the designation for good cause as conditions warrant.
- 7 2. Pursuant to A.A.C. R12-15-711(F), the Director may, at any time revoke this designation if the
8 findings of fact or the conclusions of law upon which the designation is based change or are
9 invalid, or if an assured water supply no longer exists.
- 10 3. The Director's determination that an assured water supply exists for Johnson-Phoenix is based
11 on its analysis of the water supplies pledged by Johnson-Phoenix.
- 12 4. Johnson-Phoenix shall submit an application to modify this decision and order designating
13 Johnson-Phoenix as having an assured water supply to increase the term of the designation
14 when the sum of Johnson-Phoenix's current demand, committed demand and two year
15 projected demand exceeds 18,154 acre-feet per year, or by December 31, 2026, whichever is
16 earlier.
- 17 5. Pursuant to A.A.C. R12-15-719, Johnson-Phoenix shall satisfy any state water quality
18 requirements established for its proposed use after the date of this designation.
- 19 6. Johnson-Phoenix shall annually provide to the Department the following information for the
20 previous calendar year in the manner prescribed in A.A.C. R12-15-711(A):
 - 21 a. An estimate of the demand of platted, undeveloped lots located in Johnson-
22 Phoenix's service area.
 - 23 b. The projected demand at build-out for customers with which Johnson-Phoenix
24 has entered into a notice of intent to serve agreement in the previous calendar
25 year.
 - 26 c. A report regarding Johnson-Phoenix's compliance with water quality
 requirements.

d. The depth-to-static water level of all wells from which Johnson-Phoenix withdrew water during the previous calendar year.

e. Any other information requested by the Director to determine whether Johnson-Phoenix continues to meet all the requirements necessary to maintain this designation of assured water supply.

IT IS HEREBY ORDERED THAT JOHNSON-PHOENIX BE DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNTIL DECEMBER 31, 2028.

DATED this 2nd day of January, 2009.


Herbert R. Guenther
Director
Arizona Department of Water Resources

A copy of the foregoing
Decision and Order mailed
by certified mail this 2nd day
of January, 2009 to:

Johnson Utilities Company
5230 E. Shea Blvd.
Suite 200
Scottsdale, AZ 85254

Certified Mail No.: 7006 2760 0002 4885 1909

Sent by:

Norman Coupaud

A copy of the foregoing sent by
electronic mail this 2nd day
of January, 2009 to:

Michael J. Pearce
Maguire & Pearce
2999 N. 44th Street
Suite 630
Phoenix, AZ 85018

Cindy Ferrin
Arizona Department of Real Estate
2910 N. 44th Street
Phoenix, AZ 85018

Cliff Neal
Central Arizona Groundwater
Replenishment District
P.O. Box 43020
Phoenix, AZ 85080

J. Scott Miller, Area Director
Phoenix Active Management Area

Attachment A
Johnson Utilities-Phoenix Modification of Designation Application
Water Source and Supply Summary
File No. 86-400665.0001

File No. 86-400665.0001

#	Source	Approved (af/yr)	Capacity	Legal Authority	Comments
Groundwater:					
a	Groundwater replenished by CAGRD	18,154.00	Available well capacity = 12,193.70 af/yr	Service Area Right #56-002346.0000	Member service area See finding #13 Incidental recharge credit of 4% annually.
c	Groundwater Allowance	0			
ibtotal		18,154.00			
TOTAL PHYSICALLY AVAILABLE		18,154.00			
REJECTED DEMAND		18,154.00 (2028)			

ARIZONA DEPARTMENT OF WATER RESOURCES

DEC 03 2008

Office of Assured and Adequate Water Supply

3550 North Central Ave., 2nd Floor, Phoenix, AZ 85012

Telephone 602 771-8599

Fax 602 771-8689



JANET NAPOLITANO
Governor

HERB GUENTHER
Director

December 1, 2008

Mr. Brian Tompsett
Johnson Utilities, LLC
5320 East Shea Blvd.
Scottsdale, Arizona 85254

Re: A Modification to the Designation of Assured Water Supply (DWR No. 86-401382.0001)
Johnson Utilities, LLC dba Johnson Utilities Pinal

Dear Mr. Tompsett:

I am pleased to inform you that the Department of Water Resources has approved the application to modify the Designation of Assured Water Supply for Johnson Utilities Pinal. We have enclosed the formal Decision and Order. The Decision and Order includes an itemization of Johnson Utilities Water Company's responsibilities in maintaining the Designation.

Johnson Utilities status as a designated water provider demonstrates that Johnson Utilities- Pinal is taking a long-term perspective in managing water resources. Johnson Utilities commitment to sound water management represents a major contribution to the State's water management goal in the Pinal Active Management Area.

If you have any questions regarding these documents, please contact me at (602) 771-8504.

Sincerely,

A handwritten signature in black ink, appearing to read "John Schneeman".

John Schneeman, Manager
Assured and Adequate Water Supply

JS/njc

cc: Ms. Cindy Ferrin, Arizona Department of Real Estate
Mr. Michael Pearce, Pearce & Maguire, Attorneys at Law
Mr. Randy Edmond, Area Director, Pinal AMA

ARIZONA DEPARTMENT OF WATER RESOURCES
Water Management Division
2nd Floor, 3550 N. Central Ave., Phoenix, AZ 85012
Telephone (602) 771-8585
Fax (602) 771-8689



JANET NAPOLITANO
Governor

HERB GUENTHER
Director

November 17, 2008

VIA CERTIFIED MAIL

Mr. Brian P. Tompsett
Johnson Utilities, Pinal
5320 East Shea Blvd
Scottsdale, Arizona 85254

RE: Decision and Order No. 86-401382.0001. In the Matter of Johnson Utilities - Pinal Application for a Modification to their Designation as Having an Assured Water Supply AWS No. 2008-001

Dear Mr. Tompsett:

This letter is the Decision of the Director of the Department of Water Resources to grant Johnson Utilities - Pinal a Modification to their Designation of Assured Water Supply, No. 86-401382.0001

The Department's review of the relevant information establishes that all of the requirements for issuance of a Designation of Assured Water Supply set forth in A.R.S. § 45-576 and A.A.C. 12-15-701, *et seq.*, have been met. The Department has received no objections to your application.

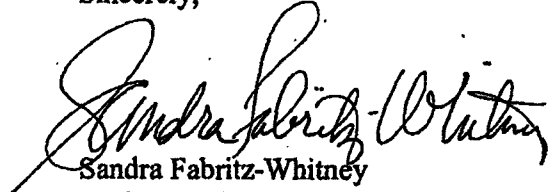
This Decision of the Director to grant a Designation of Assured Water Supply is an appealable agency action. I have enclosed a copy of the Final Appealable Draft Decision and Order. The Final Appealable Draft Decision and Order will be the final form of your designation upon issuance.

You are entitled to appeal this decision. If you wish to appeal this action, you must file a written appeal within **thirty (30) days** from receipt of this letter. I am providing you with a summary of the appeal process and an appeal form, should you elect to pursue this option.

As no objections have been filed regarding your designation application, you may elect to complete and file the enclosed Appealable Agency Action Waiver Form, waiving your right to appeal the Director's Decision, so that your designation can be signed without delay. If the Appealable Agency Action Waiver is not filed, the designation shall be signed and issued at the end of the 30-day appeal period.

Please direct any questions concerning the designation or the appeal process to Mr. John Schneeman, Manager of the Office of Assured and Adequate Water Supply, at (602) 771-8593.

Sincerely,

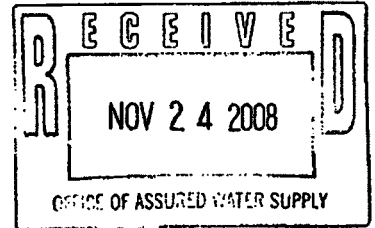


Sandra Fabritz-Whitney
Assistant Director

SFW:njc

Enclosures

cc: Mr. Michael Pearce, Maguire & Pearce, Attorneys at Law
John Schneeman, Manager, Office of Assured and Adequate Water Supply
Nicole D. Swindle, Legal Division
Randy Edmond, Area Director, Pinal AMA



Appealable Agency Action Waiver

I, BRIAN P. TOMPSETT, duly authorized by the Applicant for a Designation of Assured Water Supply, assert that the Applicant has reviewed the Final Appealable Draft Decision and Order of Application No. 86-401382.0001 for Johnson Utilities, LLC dba Johnson Utilities Pinal and hereby waives all rights that the Applicant may have pursuant to Arizona Revised Statutes, Title 41, Chapter 6, Article 10; Title 45, Chapter 2, Article 9; and Arizona Administrative Code Title 12, Chapter 15, Article 7; to administrative and judicial appeal, review or hearing concerning the issuance of the above listed Designation, including all limitations and conditions contained therein.

Brian P. Tompsett
Signature

11-24-2008
Date

EXECUTIVE VICE PRESIDENT
Title

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DEPARTMENT OF WATER RESOURCES

BEFORE THE DIRECTOR

IN THE MATTER OF THE APPLICATION OF JOHNSON)
UTILITIES, dba JOHNSON UTILITIES PINAL FOR A) AWS No. 2008-001
MODIFICATION OF DESIGNATION AS HAVING AN)
ASSURED WATER SUPPLY IN THE PINAL ACTIVE) DECISION AND ORDER
MANAGEMENT AREA)
No. 86-401382.0001

I. INTRODUCTION

On June 20, 2007, the Department of Water Resources ("Department") received an application from Johnson Utilities, L.L.C. dba Johnson Utilities Pinal (hereinafter "Johnson-Pinal") requesting a modification of Johnson-Pinal's designation as having an assured water supply pursuant to A.R.S. § 45-576 *et seq.* and A.A.C. R12-15-701 *et seq.* On December 14, 2007 and December 21, 2007, the Department gave public notice of the application pursuant to A.R.S. § 45-578. No objections to the application were filed with the Department.

After receiving Johnson-Pinal's application to modify its designation of assured water supply, the Department reviewed relevant information regarding the modification request, including: 1) hydrologic information on file with the Department 2) information regarding Johnson-Pinal's consistency with the management plan and the management goal of the Pinal Active Management Area ("Pinal AMA"); and 3) information regarding Johnson-Pinal's financial capability to construct the necessary delivery system, treatment works and storage facilities. Based on that information, the Department makes the following Findings of Fact, Conclusions of Law and Order of Designation and Conditions of Designation:

...

...

1 **II. FINDINGS OF FACT**

2 **A. General**

- 3 1. Johnson-Pinal is a private water company subject to the jurisdiction of the Arizona Corporation
4 Commission ("ACC").
- 5 2. Johnson-Pinal owns a municipal water delivery system in the Pinal AMA.
- 6 3. Johnson-Pinal provides domestic water service within the territorial boundaries of its certificate
7 of convenience and necessity ("CC&N"), as approved by the ACC.
- 8 4. Johnson-Pinal currently serves water through its municipal distribution system to its customers
9 within the Pinal AMA.
- 10 5. On October 14, 2005, Johnson-Pinal was designated as having an assured water supply in
11 Decision and Order AWS 2005-005.

12 **B. Water Demands**

- 13 6. Johnson-Pinal's current demand as of calendar year 2007 is 496.00 acre-feet per year ("current
14 demand").
- 15 7. Johnson-Pinal's committed demand as of calendar year 2007 is 285.48 acre-feet per year
16 ("committed demand").
- 17 8. Johnson-Pinal's projected demand in 2017 is 814 acre-feet per year ("2017 projected demand").
18 The 2017 projected demand does not include the current demand or the committed demand,
19 but does include the demand at build-out of plats reasonably projected to be approved through
20 calendar year 2017.
- 21 9. Johnson-Pinal's annual estimated water demand in 2017, which is the sum of its current
22 demand, committed demand, and 2017 projected demand, is 1,595.48 acre-feet per year ("2017
23 annual estimated water demand").

24 **C. Groundwater: Physical, Continuous and Legal Availability and Consistency with the**
25 **Management Goal**

- 26 10. Johnson-Pinal has the right to withdraw and deliver groundwater to its customers pursuant to
service area right No. 56-001538.0000.
11. As of the date of this Decision and Order, Johnson-Pinal's current groundwater allowance is
205.8 acre feet per year, pursuant to A.A.C. R12-15-725(A)(2)(a).

- 1 12. Pursuant to A.A.C. R12-15-725(A)(3), the Director shall add a volume for incidental recharge to
2 Johnson-Pinal's groundwater allowance for each calendar year, based upon its total water use
3 from any source in the previous calendar year. Johnson-Pinal's incidental recharge volume for
4 calendar year 2007 is 19.8 acre -feet.
- 5 13. Johnson-Pinal is a member service area of the Central Arizona Groundwater Replenishment
6 District ("CAGRDR"). The August 27, 2007, Member Service Area Agreement between Johnson-
7 Pinal and the CAGRDR ("Agreement") provides that the amount of Excess Groundwater, as
8 defined in the Agreement, delivered by Johnson-Pinal shall not exceed 8,232 acre-feet per year,
9 which is greater than to Johnson-Pinal's 2017 annual estimated water demand of 1,595.48
10 acre-feet per year of groundwater.
- 11 14. The Director has made a determination, which has not expired, that the most recent CAGRDR
12 Plan of Operation is consistent with achieving the management goal of the Pinal AMA.
- 13 15. As of the date of this decision and order, the CAGRDR is in compliance with its groundwater
14 replenishment obligation for the Pinal AMA.
- 15 16. Johnson-Pinal has demonstrated that withdrawing 1,595.48 acre-feet per year of groundwater
16 for 100-years is consistent with the management goal of the Pinal AMA.
- 17 17. Johnson-Pinal has demonstrated that after withdrawing 1,595.48 acre-feet per year of
18 groundwater for 100 years, the depth-to-static water level within Johnson-Pinal's service area is
19 not expected to exceed 1,100 feet below land surface.
- 20 18. Johnson-Pinal will demonstrate through a Master Utility Agreement for water and wastewater
21 facilities that it has wells of sufficient capacity to satisfy its 2017 annual estimated water demand
22 of 1,595.48 acre-feet per year for at least 100 years.

23 **D. Consistency with the Management Plan**

- 24 19. Johnson-Pinal is currently regulated as a large municipal provider under the Municipal
25 Conservation Program in the Third Management Plan for the Pinal AMA ("Management Plan").
26 As of the date the application was filed, Johnson-Pinal has not been found to be out of
compliance with the Management Plan.

1
2 **E. Water Quality**

- 3 20. Johnson-Pinal is regulated by the Arizona Department of Environmental Quality as a public
4 water system pursuant to A.R.S. § 49-351, *et seq.*

5 **F. Financial Capability**

- 6 21. Johnson-Pinal has constructed some of the necessary delivery system and storage facilities to
7 satisfy its expected water demand.
8 22. Johnson-Pinal has entered into development agreements which require developers to construct
9 additional infrastructure and then transfer the infrastructure to Johnson-Pinal.

10 **III. CONCLUSIONS OF LAW**

11 Having reviewed the Findings of Fact, the Department makes the following Conclusions of Law:

- 12 1. Johnson-Pinal has demonstrated that sufficient groundwater will be physically, continuously and
13 legally available to Johnson-Pinal for at least 100 years, to meet its 2017 annual estimated
14 water demand of 1,595.48 acre-feet per year.
15 2. For purposes of A.A.C. R12-15-716(B)(3)(c)(ii), Johnson-Pinal's annual estimated water
16 demand to be met with groundwater is 1,595.48 acre-feet per year.
17 3. In accordance with A.A.C. R12-1-722, Johnson-Pinal has demonstrated that its projected use of
18 groundwater is consistent with the management goal of the Pinal AMA.
19 4. The water supply served by Johnson-Pinal will be of adequate quality pursuant to A.A.C. R12-
20 15-719.
21 5. In accordance with A.A.C. R12-15-721, Johnson-Pinal meets the standard established for
22 determining consistency with the Management Plan for the Pinal AMA.
23 6. Johnson-Pinal has satisfied the financial capability criteria prescribed in A.A.C. R12-15-720.
24 7. Johnson-Pinal has satisfied all the requirements for a designation of an assured water supply.

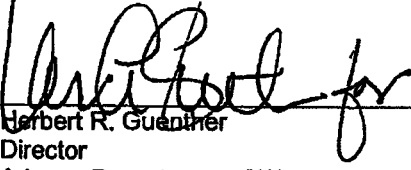
25 **IV. ORDER OF DESIGNATION AND CONDITIONS OF DESIGNATION**

26 Having reviewed the Conclusions of Law, the Department hereby issues this Decision and
Order designating Johnson-Pinal as having an assured water supply, subject to the following conditions:

1. The Department reserves the right under A.A.C. R12-15-711(C) to periodically review and modify the designation for good cause as conditions warrant.
2. Pursuant to A.A.C. R12-15-711(F), the Department may, at any time revoke this designation if the findings of fact or the conclusions of law upon which the designation is based change or are invalid, or if an assured water supply no longer exists.
3. The Department's determination that an assured water supply exists for Johnson-Pinal is based on its analysis of the water supplies pledged by Johnson-Pinal.
4. Johnson-Pinal shall submit an application to modify this decision and order designating Johnson-Pinal as having an assured water supply to increase the term of the designation when the sum of Johnson-Pinal's current demand, committed demand and two year projected demand exceeds 1,595.48 acre-feet per year, or by December 31, 2015, whichever is earlier.
5. Pursuant to A.A.C. R12-15-719, Johnson-Pinal shall satisfy any state water quality requirements established for its proposed use after the date of this designation.
6. Johnson-Pinal shall annually provide to the Department the following information for the previous calendar year in the manner prescribed in A.A.C. R12-15-711(A):
 - a. An estimate of the demand of platted, undeveloped lots located in Johnson-Pinal's service area.
 - b. An estimate of the projected demand at build-out for customers with which Johnson-Pinal has entered into a notice of intent to serve agreement in the preceding calendar year.
 - c. A report regarding Johnson-Pinal's compliance with water quality requirements.
 - d. The depth-to-static water level of all wells from which Johnson-Pinal withdrew water during the calendar year.
 - e. Any other information requested by the Director to determine whether Johnson-Pinal continues to meet all the requirements necessary to maintain this designation of assured water supply.

1 IT IS HEREBY ORDERED THAT JOHNSON-PINAL'S SERVICE AREA LOCATED WITHIN
2 THE PINAL AMA BE DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNTIL
3 DECEMBER 31, 2017.

4
5 DATED this 1st day of DECEMBER, 2008.

6
7 
8 Herbert R. Guenther
Director
Arizona Department of Water Resources

9 A copy of the foregoing
10 Decision and Order mailed
11 by certified mail this 1st day
12 of December, 2008, to:

13 Brian Tompsett
14 Johnson Utilities, L.L.C.
15 dba Johnson Utilities Pinal
16 5230 E. Shea Blvd., Suite 200
17 Scottsdale, AZ 85254

Certified Mail No.: 7006 2760 0002 4885 1862

Sent by:


Norma J. Compaud

1 A copy of the foregoing mailed
2 by first class mail this 1st day
3 of December, 2008, to:

3 Michael J. Pearce
4 Maguire & Pearce, P.L.L.C.
5 2999 N. 44th Street, Suite 630
6 Phoenix, AZ 85018

5 Roy Tanney
6 Arizona Department of Real Estate
7 2910 N. 44th Street
8 Phoenix, AZ 85018

8 Cliff Neal
9 Central Arizona Groundwater
10 Replenishment District
11 P.O. Box 43020
12 Phoenix, AZ 85080

10 Randy Edmond
11 Area Director
12 Pinal Active Management Area
13 1729 N. Trekell Rd., Suite 105
14 Casa Grande, AZ 85222

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Attachment 16

Estimated Property Tax in year 5

Water	\$4,971.00
Sewer	\$3,839.95

Attachment 17

The estimated numbers or customers to be served in each of the first five years of water utility service to the area covered by this Application are as follows:

	<u>Residential:</u>	<u>Commercial:</u>	<u>Industrial</u>	<u>Irrigation</u>
1st Year	0	1	0	1
2nd Year	25	2	0	3
3rd Year	75	2	0	4
4th Year	125	2	0	4
5th Year	175	2	0	4

The projected annual water consumption, in gallons, for each of the customer classes in the new area for each of the next five years:

	<u>Residential</u>	<u>Commercial:</u>	<u>Industrial</u>	<u>Irrigation</u>
in Gallons				
1st Year	0	250,000	0	250,000
2nd Year	1,186,250	750,000	0	1,000,000
3rd Year	4,745,000	1,000,000	0	1,750,000
4th Year	9,490,000	1,000,000	0	2,000,000
5th Year	14,235,000	1,000,000	0	2,000,000

Attachment 18

Applicant's estimated annual operating revenue and operating expenses for each of the first five years of operation in the new area covered by this Application are as follows:

Water

Operating Revenue

	<u>Residential</u>	<u>Commercial:</u>	<u>Industrial</u>	<u>Irrigation</u>
1st Year	\$0	\$1,063	\$0	\$1,063
2nd Year	\$4,788	\$3,189	\$0	\$4,252
3rd Year	\$19,153	\$4,252	\$0	\$7,441
4th Year	\$38,306	\$4,252	\$0	\$8,504
5th Year	\$57,458	\$4,252	\$0	\$8,504

Operating Expenses

	<u>Residential</u>	<u>Commercial:</u>	<u>Industrial</u>	<u>Irrigation</u>
1st Year	\$0	\$850	\$0	\$850
2nd Year	\$3,831	\$2,551	\$0	\$3,402
3rd Year	\$15,322	\$3,402	\$0	\$5,953
4th Year	\$30,644	\$3,402	\$0	\$6,803
5th Year	\$45,967	\$3,402	\$0	\$6,803

Wastewater

Operating Revenue

	<u>Residential</u>	<u>Commercial:</u>	<u>Industrial</u>	<u>Irrigation</u>
1st Year	\$0	\$622	0	0
2nd Year	\$5,903	\$1,867	0	0
3rd Year	\$23,610	\$2,490	0	0
4th Year	\$47,220	\$2,490	0	0
5th Year	\$70,830	\$2,490	0	0

Operating Expenses

	<u>Residential</u>	<u>Commercial:</u>	<u>Industrial</u>	<u>Irrigation</u>
1st Year	\$0	\$498	0	0
2nd Year	\$4,722	\$1,494	0	0
3rd Year	\$18,888	\$1,992	0	0
4th Year	\$37,776	\$1,992	0	0
5th Year	\$56,664	\$1,992	0	0